



City of Harrisonburg, Virginia

Planning Commission Meeting

November 12, 2009

7:00 p.m.

Regular Meeting
409 South Main Street

- 1) Call to order, roll call, determination of quorum, and review/approval of minutes from the October 14, 2009 regular meeting.

- 2) New Business

Preliminary Plat – Cypress Park LLC, Subdivision (2009)

Consider a request from Cypress Park, LLC to preliminarily subdivide 32.9 +/- acres into 78 single family home lots, zoned R-1, Single Family Residential District. The property is located at 1120 Willow Spring Road and can be found on tax map parcels 100-A-3 and 100-B-3.

Master Plan Amendment – VMRC (Woodland Greenhouses)

Public hearing to consider a request from Virginia Mennonite Home, Inc. to amend an approximate 6.9 +/- acre portion of the Virginia Mennonite Retirement Community master planned complex. The request would modify the allowable uses for the Woodland facility and the adjacent open space and single family homes located at 1301 Virginia Avenue and 1304, 1305, 1307, 1308, 1309, 1311, & 1321 Woodland Drive. The property is zoned R-3, Multiple Dwelling Residential District along with an Institutional Overlay District and can be found on tax maps 52-A-1.

Zoning Ordinance Amendment – Commercial Parking in R-3 by SUP

Public hearing to consider a request to amend Sections 10-3-46 and 10-3-48.4 of the Zoning Ordinance to add new subsections to permit commercial parking lots by special use permit within the R-3, Multiple Dwelling Residential District and the R-3, Medium Density Residential District.

- 3) Unfinished Business

- 4) Public Input

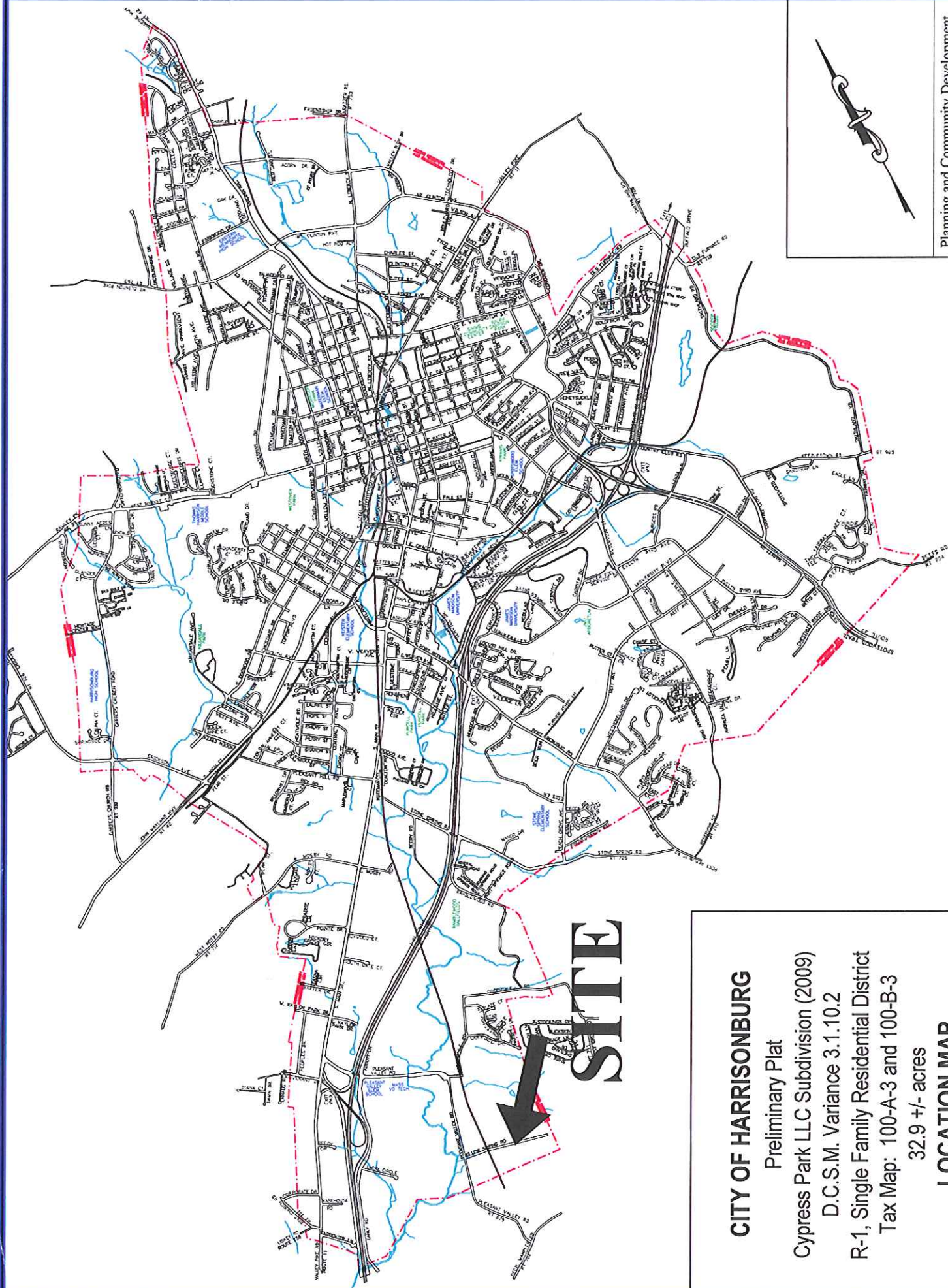
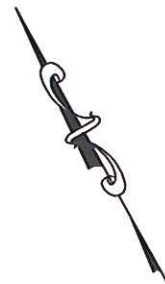
- 5) Report of secretary and committees

Proactive Zoning

- 6) Other Matters

- 7) Adjournment

Staff will be available Tuesday December 8, 2009 at 2:30 p.m. for those interested in going on a field trip to view the sites for the December 9, 2009 agenda.



CITY OF HARRISONBURG

Preliminary Plat

Cypress Park LLC Subdivision (2009)

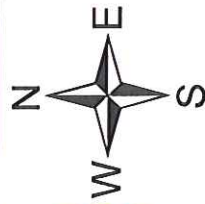
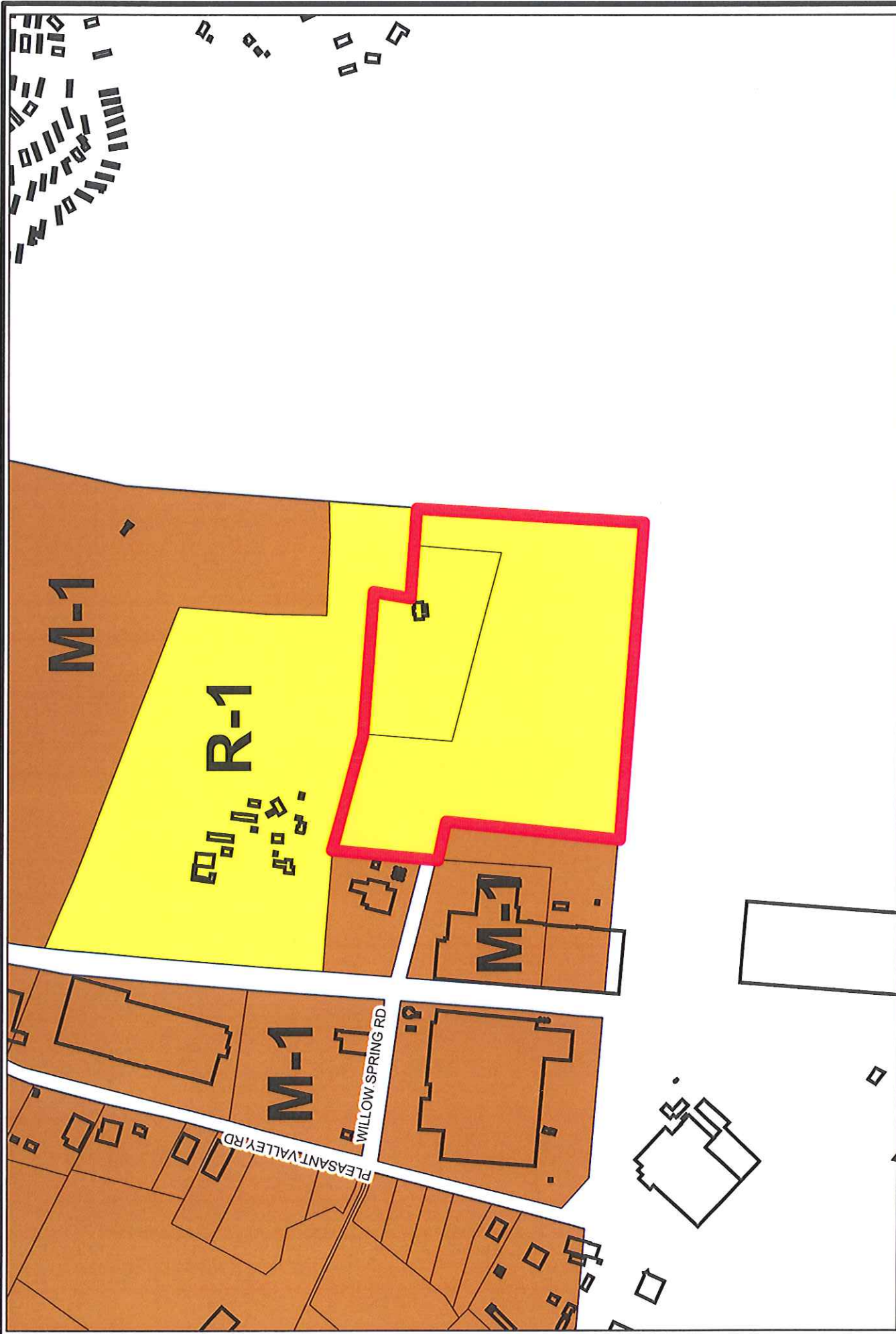
D.C.S.M. Variance 3.1.10.2

R-1, Single Family Residential District

Tax Map: 100-A-3 and 100-B-3

32.9 +/- acres

LOCATION MAP



Cypress Park LLC Subdivision Preliminary Plat (2009)



City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT
November 12, 2009

PRELIMINARY PLAT – CYPRESS PARK LLC

GENERAL INFORMATION

Applicant: Cypress Park, LLC
Tax Map: 100-A-1 & 3 and 100-B-3
Acreage: 32.9 +/- acres
Location: Willow Spring Road
Request: Consider a request to preliminarily subdivide 32.9 +/- acres into 78 single family home lots and two common area lots zoned R-1, Single Family Residential District.

LAND USE, ZONING, AND SITE CHARACTERISTICS

The Comprehensive Plan designates this area as General Industrial. This designation states that these areas are composed of land and structures used for light and general manufacturing, wholesaling, warehousing, high-technology, research and development, and related activities.

The following land uses are located on and adjacent to the property:

Site: Single family home and undeveloped land, zoned R-1
North: Land owned by Rockingham County, zoned R-1
East: County property, owned by Rockingham County and used for landfill operations
South: County property, zoned R-3C for single family homes
West: Industrial uses, zoned M-1

EVAULATION

In September, Planning Commission reviewed a preliminary plat request from Cypress Park, LLC for their proposed subdivision off of Willow Spring Road, which included a request to deviate from the Subdivision Ordinance street standards that are regulated by the Design and Construction Standards Manual (DCSM) and also to permit a parcel to digress from lot dimension requirements. Staff recommended rejecting the application and then Planning Commission unanimously voted to recommend denial of the request (6-0). The case, however, was never heard by City Council because the applicant made changes to their design, and therefore the proposal must be reviewed again by Planning Commission. The property owner is once more requesting to preliminarily subdivide the acreage, but their application is different from the September review. The applicant no longer needs a variance for lot dimension requirements, and further, they now believe a variance from Section 10-2-41 (a) of the Subdivision Ordinance—relating to the maximum cul-de-sac length and traffic generation regulation—is not needed.

As Planning Commission is well aware, the property owner has filed to preliminarily plat this acreage several times. The current application is to preliminarily subdivide 32.9 +/- acres into 78 single family home lots and two common area parcels on property zoned R-1, Single Family Residential District. There are eight different streets within the City portion of this development; however, the property would only have one public street entering into the neighborhood and no secondary public street access, therefore the whole development is considered a large cul-de-sac. Although the general layout and design of the community has not changed, the applicant is now claiming the Subdivision Ordinance variance is not necessary and is *not* requesting to deviate from the City's maximum cul-de-sac length of 800 feet and the maximum vehicle trips per day regulation of 250, which is found within Section 3.1.10.2 of the DCSM. For this reason, and further because we do not believe it is wise to grant the variance, staff maintains a recommendation to reject the application.

The property is zoned R-1, which permits single family detached development, but as described above, the design of the proposed subdivision is a long cul-de-sac. Although the property owner is not requesting the Subdivision Ordinance variance, this requirement must be waived in order for them to build the subdivision. Included within the packet of information is a memo from the City Attorney regarding this matter. The memo concisely states his position that the subdivision layout would require a variance to exceed the City's cul-de-sac length requirement and to exceed the vehicle trips per day standard. The City's position on this issue has been consistent since the first submission back in 2004, which has been that this design is in fact a long cul-de-sac.

The major differences in the design from the September review include: shortening the length of the first cul-de-sac (Willow Spring Road), relocating the common space to the end of the first cul-de-sac (adjacent to the landfill), adding an additional cul-de-sac to the area where the common area was previously located, removing the proposed bus shelter, and finally removing the portion of Robinia Street that connected Willow Spring Road and Myrica Cove. (The applicant should be aware that Castenea Cove, the opposing cul-de-sac street from Aralia Boulevard, might have to change its name to Aralia Boulevard, for safety and continuity.)

The single family home lots continue to either meet or exceed the lot size requirements and there remains the plan for two common parcels. The protective covenants and conditions that staff has reviewed specify the homeowner's association shall be responsible for all maintenance, repair, and replacement of the common areas and the emergency access road. The City would be responsible for maintenance of the dedicated public streets, including trash pick-up and snow removal.

The 50-foot buffer easement along the property boundaries adjacent to the landfill is still planned, as well as the landscaping along the border of the stormwater detention parcel adjacent to the Banta Property. The stormwater management parcel would include two rows of Leyland Cypress and Norway Spruce trees. Staff continues to recommend a buffer be established along the northern property boundaries that abut the County property. The majority of the County property will probably be sparsely wooded or remain an open field, therefore, buffering the homes from the proposed uses of the property would be in the best interest of the potential residents.

Although the preliminary plat within the County has expired, the applicants continue to plan for a future section in Rockingham County, which would add an additional 46 lots, accessed from two planned City streets ending at the jurisdictional line. The County phase then illustrates a potential road extension in the direction of Pleasant Valley Road; however, there is no guarantee that extension would ever occur as the adjacent property is zoned agriculturally. Furthermore, if that adjacent

property ever develops, the City will not have the authority to require a street connection to the subdivision.

As a reminder, including both the City and County sections, the entire development would generate approximately 1,200 vehicle trips per day and roughly 125 vehicle trips during the maximum peak hour. The Traffic Impact Analysis (TIA), however, determined that no improvements to the surrounding streets were necessary. Since this development must cross a Norfolk Southern rail line, although not required, staff continues to recommend the applicant perform a diagnostic review to address safety concerns associated with the current "passive" railroad crossing.

An important component that remains part of this subdivision is the 12-foot wide emergency access "tar and chip" road. Keep in mind this road will be accessible only by emergency responders and will be controlled with a locked gate. This road will be built during the first phase of the development, connected to the subdivision from the fire access lane behind the Banta facility.

As mentioned in the past, the Public Utilities Department has reported concerns with water pressure variations in this area. If approved, they will be required to submit a preliminary engineering report for the site plan review.

By this time, Planning Commission should be well aware of the concerns staff has about the proposed subdivision without going into specific details to describe the elements of each concern. The major concerns are staff does not want to approve a variance that would increase the density for this property with only one public street entering the subdivision, which also requires crossing a rail line. Additionally, staff does not want to encourage increasing density of a permitted use that is not in conformance with the Comprehensive Plan.

Staff appreciates the applicant providing the emergency access into the subdivision. However, the access road only allows emergency responders to avoid hazards associated with the rail line. The more appropriate scenario would be to have another public street into the subdivision. We welcome the applicant's desire to build workforce, single family detached dwellings. Arguably though, that would be the only optimistic result from this subdivision as it complies with some Comprehensive Plan goals. At the same time however, it is not prudent to build more single family homes in an area with only one public street entrance.

There is little justification for the property owner to claim they no longer need the variance from the Subdivision Ordinance. The City has been consistent since the original submissions of this request in 2004 as we have stated the development is a long cul-de-sac. The property owner has then continuously requested the necessary variance in all of their previous submissions. It should be clear that this request is unlike other areas in the City where stubbed streets were acceptable within developments and not considered long cul-de-sacs. The applicant is proposing stubbed streets toward the jurisdictional boundary with the County, where the City has no authority. Furthermore, the stubbed road in the County portion of the development is extended in the direction of property zoned agriculturally, and therefore, there is no guarantee a street would connect from Pleasant Valley Road to the subdivision or to any other public road that would provide a secondary public street into the development.

Staff has been consistent since the previous submissions of this plan of development and believes rejecting this proposal is in the best interest of the City. The preliminary plat does not comply with the Subdivision Ordinance Section 10-2-41 (a) as the plat does not conform to Section 3.1.10.2 of the DCSM, which restricts residential cul-de-sacs to 800 feet in length and regulates vehicle trips per day

to 250. Since the preliminary plat remains non-compliant, staff recommends denying approval of the preliminary plat.

Although the applicant is not applying to deviate from the long cul-de-sac standard, if Planning Commission and/or City Council wish to approve this preliminary plat, the variance must be granted. If this is to occur, staff suggests two conditions be placed upon the application; they include 1) the developer shall construct the emergency access road so it is functional during the first phase of the project, prior to anyone living in the neighborhood, and 2) the developer shall perform a diagnostic railroad review to determine if active controls are warranted for the railroad crossing, and if there are needed improvements, they shall financially responsible for those upgrades.



City of Harrisonburg, Virginia

345 South Main Street
Harrisonburg, Virginia 22801
(540) 432-7701/Fax (540) 432-7778

Earl Q. Thumma Jr.
City Attorney

TO: Stacy Turner

FROM: Earl Q. Thumma, Jr.

RE: Cypress Park Subdivision Preliminary Plat

DATE: October 27, 2009

After reviewing the City Code (Section 10-2-41) along with the City's Design and Construction Manual (Section 3.1.10.2), I am of the opinion that the above referenced preliminary subdivision plat will need a variance to comply with the city's requirement that a cul-de-sac serving a residential development may not exceed eight hundred (800) feet in length.

EQT



60 2009 00008039

ROCKINGHAM COUNTY
Chaz W. Evans-Haywood
CLERK OF COURT
Harrisonburg, VA 22801

Instrument Number: 2009- 00008039

As

Recorded On: March 24, 2009

Deed of Easement

Parties: BANTA CORP

To

CYPRESS PARK LLC

Recorded By: CLARK & BRADSHAW PC

Num Of Pages: 12

Comment: PARCEL ASHBY

**** Examined and Charged as Follows: ****

Deed of Easement	6.50	11 - 30 Pages	28.50	Deed Processing Fee	10.00
Open Space Preservation County	1.00	Plat larger than legal	20.00	Tax on \$100 (County)	0.33
Recording Charge:	66.33				

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: ROCKINGHAM COUNTY, VA

File Information:

Document Number: 2009- 00008039

Receipt Number: 131593

Recorded Date/Time: March 24, 2009 09:57:44A

Book-Vol/Pg: Bk-OR VI-3483 Pg-430

Cashier / Station: A Pittman / Cash Station 1

Record and Return To:

CLARK & BRADSHAW PC

92 NORTH LIBERTY ST

HARRISONBURG VA 22802



THE STATE OF VIRGINIA
COUNTY OF ROCKINGHAM

I certify that the document to which this authentication is affixed is a true copy of a record in the Rockingham County Circuit Court Clerk's Office and that I am the custodian of that record.

Chaz W. Evans-Haywood

CLERK OF COURT
ROCKINGHAM COUNTY VIRGINIA

THIS DEED OF EASEMENT (this "Easement"), made this 27th day of February, 2009, by and between **BANTA CORPORATION**, a Wisconsin corporation ("Grantor"), and **CYPRESS PARK, LLC**, a Virginia limited liability company ("Grantee").

RECITALS:

1. Grantor is the owner of certain real property, situate in the City of Harrisonburg, Virginia, as shown on the Rockingham County Tax Map as 124(A)93C 1 (the "Property"). The Property was acquired by Grantor by deed dated May 17, 1999, recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 1715, page 786. A plat made by Hal T. Benner, L.S., dated July 21, 2008, entitled "Plat of A 25' Permanent Emergency Access Easement through the Land of Banta Packaging & Fulfillment, Inc." is attached hereto and recorded herewith (the "Plat").¹

2. It is the desire and intent of Grantor to grant and convey unto the Grantee, the easement in the location as shown on the Plat and as hereinafter provided (the "Easement Area").

¹ Grantee: Please attach and provide a copy.

WITNESSETH:

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar (\$1.00), cash in hand paid, receipt of which is hereby acknowledged, Grantor does hereby grant and convey unto Grantee, it successors and assigns, the twenty-five (25') foot temporary emergency access easement as shown and described on the aforesaid Benner Plat, **together with** a slope easement for and the right to construct, replace, remove or modify a slope² over and across that certain real property adjacent to the Easement herein granted for the purpose of constructing and maintaining the easement for ingress and egress as required by the City of Harrisonburg for emergency vehicles (the "Emergency Access Easement").

The Emergency Access Easement is subject to the following conditions:

a. Prior to entering the Property or the Easement Area for installation, removal or maintenance of improvements, Grantee shall provide Grantor with five (5) days written notice along with a schedule of activity.

b. Prior to entering the Property or the Easement Area for installation, removal or maintenance of improvements, Grantee and its agents and contractors shall: (i) obtain liability insurance naming Grantor as an additional insured in

² Grantee: Please provide specifications for this work.

amounts reasonably acceptable to Grantor and Grantee; (ii) provide proof thereof to Grantor; and (iii) maintain such insurance for the duration of such activity.

c. The Emergency Access Easement shall serve and be used by emergency vehicles of the City of Harrisonburg, Virginia, and/or the County of Rockingham, Virginia, including, but not limited to fire and rescue vehicles as an alternate access to property of Grantee being developed into a residential subdivision and for no other purpose ("Emergency Services").

d. The entrance to the Easement Area will be gated by Grantee with Emergency Services and Grantor having keys for the gate. Grantee shall be solely responsible for all costs of constructing the access from Grantee's land to the existing fire lane of Grantor and for all gates and keys required by Emergency Services. Further, Grantee agrees to indemnify and hold Grantor harmless from all costs, claims and liability and for use of and access to the Easement Area by Grantee or its agents, successors or assigns and Emergency Services.

e. Grantee and its successors or assigns, will be solely responsible for the cost and maintenance of the Emergency Access Easement from Grantee's property line to Grantor's existing fire lane.

f. This Easement is non-exclusive, and Grantor reserves the right to make use of the Easement Area in any way that does not materially and adversely interfere with the use of this Easement by Grantee and Emergency Services for the

purposes named herein; provided, however, Grantor shall comply with all applicable ordinances and regulations.

g. Grantee, its employees, agents and licensees shall not adversely interfere with (i) Grantor's use of the Property, (ii) Grantor's operations conducted on the Property, or (iii) the business, employees or clients of any adjacent property owners or users of the Easement Area.

h. Grantee shall not erect buildings or structures within the Easement Area.

i. Grantor reserves the right to relocate the Emergency Access Easement, so long as it provides emergency access to Grantee's property. Grantee shall cooperate with Grantor and Emergency Services for any relocation requested by Grantor.

j. This Easement shall automatically terminate with the dedication of a public road or other easement agreeable to the City of Harrisonburg, Virginia and/or the County of Rockingham, Virginia providing an alternate and reasonably acceptable access to Grantee's property.

k. Grantee shall procure and maintain at its own expense, prior to entry upon the Property hereunder, all licenses, consents, permits, authorizations and other approvals required from any federal, state or local governmental authority in connection with the installation, removal or maintenance of improvements for the

Emergency Access Easement, and Grantee shall strictly observe all laws, rules, statutes and regulations of any governmental authorities having jurisdiction over the Property or Grantee's operations thereon. Grantor may from time to time request evidence that all such approvals have been obtained by Grantee and are in full force and effect. In no event shall Grantee seek any governmental approvals that may affect in any way Grantor's operations, including without limitation any zoning approvals, without in each instance obtaining Grantor's prior written consent, which consent may be granted or withheld in Grantor's sole discretion.

l. In the event any aspect of Grantee's installation, modification removal or maintenance of improvements for the Emergency Access Easement at any time violates or is forbidden by any law, statute, rule, regulation, order or requirement of any governmental authority, Grantee shall immediately discontinue such operations and at its own expense take all required corrective action within the lesser of (i) thirty (30) days from Grantee's notice of such violation or (ii) the period of time required by law for the correction of such violation.

m. Grantee shall install, maintain and use the Emergency Access Easement, and cause the Emergency Access Easement to be installed, maintained and used by all persons or entities claiming by, through or under it, for the purposes permitted herein in compliance with all applicable legal requirements and in a manner which shall protect against damage or injury either to persons or

property of Grantor (including without limitation the Property and the Easement Area) and any third party. Grantee hereby agrees to indemnify, defend and save Grantor harmless from any and all liability, loss, damage, cost, obligation and expense which directly arises out of or results from any negligent act, whether of commission or omission, of Grantee, its agents, servants, tenants, visitors, invitees, licensees or others claiming by, through or under Grantee, occurring in or about the Property or the Easement Area, whether in the exercise of Grantee's rights hereunder or in breach or excess thereof.

n. Grantee has no authority or power to cause or permit any lien or encumbrance of any kind whatsoever, whether created by Grantee, operation of law or otherwise, to attach to or be placed upon Grantor's title or interest in the Easement Area and all liens and encumbrances created by Grantee shall attach to Grantee's interest only. Grantee shall not cause or permit any mechanics or materialmen liens to attach to or be placed upon the Easement Area.

o. Subject to the terms of this Paragraph o, this Easement shall be effective as of the date hereof and neither this Easement nor any provision hereof may be extended, modified, or amended except with the written consent of both Grantor and Grantee and no extension, modification or amendment shall be effective until it has been signed by all such parties.

p. Nothing contained herein shall be construed as creating any rights in the general public or as dedicating for public use any portion of the Property except for Emergency Services.

q. This Easement and the rights granted hereunder are subject and subordinate in all respects to all matters and conditions of record affecting the Easement Area.

r. Grantor has made no representations or warranties of any kind or nature whatsoever, whether written or oral, concerning the suitability of the Property or the Easement Area for the Emergency Access Easement thereon or Grantee's use of the Easement Area for the purposes contemplated herein. In entering into this Easement, Grantee has relied solely upon such independent investigations of the condition of the Property as Grantee has deemed necessary or appropriate in its discretion, and Grantee has not relied upon any statements, representations or agreements of Grantor regarding the conditions of the Property. The Easement Area is granted in its AS-IS, WHERE-IS CONDITION, WITH ALL FAULTS, and Grantor has not agreed to undertake any improvements or other work to make the Property or the Easement Area suitable for Grantee's intended use, except as may be otherwise expressly provided herein.

s. This Easement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

This Easement shall be binding upon Grantor, its successor and/or assigns and shall inure to the benefit of Grantee, its successors and assigns.

Grantee joins in this Easement to acknowledge and agree to the terms of the aforesaid easement which terms shall also bind its successors and assigns and the beneficiaries of this Easement.

IN WITNESS WHEREOF, Grantor and Grantee have caused this Easement to be signed in their names and on their behalf as thereunto duly authorized.

BANTA CORPORATION, a Wisconsin corporation

By: Thomas L. Moran (Seal)
Title: Director, Real Estate

STATE OF ILLINOIS
CITY/COUNTY OF, LAKE, to-wit:

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this 27th day of February, 2009, by Thomas L. Moran, Director, Real Estate on behalf of Banta Corporation, a Wisconsin corporation.

My commission expires: 2/27/11

Sherri L. Baumgartner
Notary Public



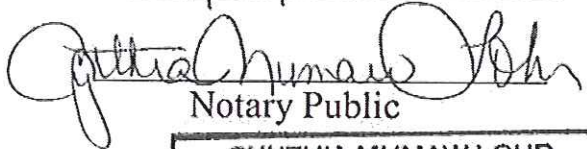
CYPRESS PARK, LLC, a Virginia limited liability company

By:  (Seal)
JOHNE F. GIRDLEY, Manager

COMMONWEALTH OF VIRGINIA
CITY OF HARRISONBURG, to-wit

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction aforesaid this day 3rd of ^{March} ~~February~~, 2009, by JOHNE F. GIRDLEY, Manager of Cypress Park, LLC, a Virginia limited liability company, on behalf of the company.

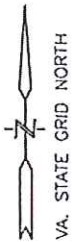
My commission expires: 6/30/2012


Notary Public

CYNTHIA MUMAW LOHR
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #167499

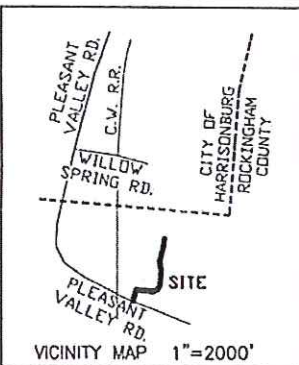
JULY 21, 2008
SCALE: 1"=100'

O = FOUND PIN



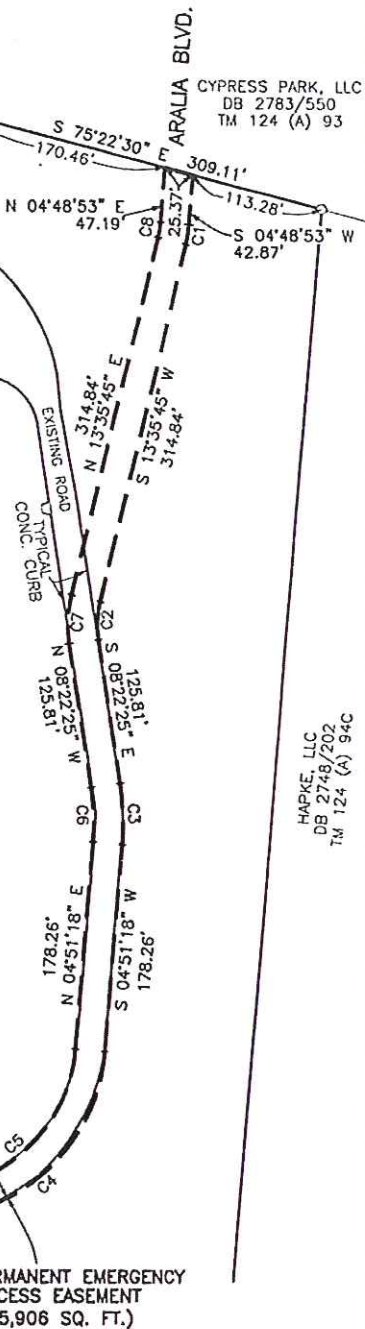
THIS SURVEY IS BASED ON
A CURRENT FIELD SURVEY.

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA	TANGENT
C1	112.50'	17.24'	17.22'	S 09°12'19" W	8°46'52"	8.64'
C2	87.50'	33.55'	33.35'	S 02°36'40" W	21°58'10"	16.98'
C3	228.10'	52.66'	52.55'	S 01°45'34" E	13°13'42"	26.45'
C4	157.50'	248.58'	223.57'	S 50°04'10" W	90°25'46"	158.68'
C5	132.50'	209.12'	188.08'	N 50°04'10" E	90°25'46"	133.50'
C6	203.10'	46.89'	46.79'	N 01°45'34" W	13°13'42"	23.55'
C7	112.50'	43.14'	42.87'	N 02°36'40" E	21°58'10"	21.84'
C8	87.50'	13.41'	13.40'	N 09°12'19" E	8°46'52"	6.72'



LOT 1, SECTION 1, BANTA SUBDIVISION
PLAT DB 1696/582
BANTA PACKAGING & FULFILLMENT, INC.
DB 1715/786
TM 124 (A) 93C1

EXISTING BUILDING

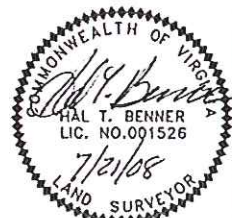


25' PERMANENT EMERGENCY
ACCESS EASEMENT
(35,906 SQ. FT.)

PLAT OF A 25' PERMANENT EMERGENCY ACCESS EASEMENT THROUGH THE LAND OF BANTA PACKAGING & FULFILLMENT, INC.

ASHBY DISTRICT, ROCKINGHAM COUNTY, VIRGINIA

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 120103





60 2009 00008040

ROCKINGHAM COUNTY
Chaz W. Evans-Haywood
CLERK OF COURT
Harrisonburg, VA 22801

Instrument Number: 2009- 00008040

As

Recorded On: March 24, 2009

Deed of Easement

Parties: BANTA CORP

To

CYPRESS PARK LLC

Recorded By: CLARK & BRADSHAW PC

Num Of Pages: 13

Comment: PARCEL HBURG

**** Examined and Charged as Follows: ****

Deed of Easement	6.50	11 - 30 Pages	28.50	Deed Processing Fee	10.00
Plat larger than legal	20.00	Tax on \$100 (City)	0.33		
Recording Charge:	65.33				

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: ROCKINGHAM COUNTY, VA

File Information:**Record and Return To:**

Document Number: 2009- 00008040

CLARK & BRADSHAW PC

Receipt Number: 131593

92 NORTH LIBERTY ST

Recorded Date/Time: March 24, 2009 09:57:45A

HARRISONBURG VA 22802

Book-Vol/Pg: Bk-OR VI-3483 Pg-442

Cashier / Station: A Pittman / Cash Station 1

**THE STATE OF VIRGINIA}**
COUNTY OF ROCKINGHAM}

I certify that the document to which this authentication is affixed is a true
copy of a record in the Rockingham County Circuit Court Clerk's Office
and that I am the custodian of that record.

Chaz W. Evans-HaywoodCLERK OF COURT
ROCKINGHAM COUNTY VIRGINIA

THIS DEED OF EASEMENT (this "Easement"), made this 27th day of February, 2009, by and between **BANTA CORPORATION**, a Wisconsin corporation ("Grantor") and **CYPRESS PARK, LLC**, a Virginia limited liability company ("Grantee").

RECITALS:

1. Grantor is the owner of certain real property situate in the City of Harrisonburg, and Rockingham County, Virginia, and shown on: (i) the City of Harrisonburg Tax Map as 100 B 2 ("Parcel One") and (ii) the City of Harrisonburg Tax Map as 100 B 1 ("Parcel Two"; collectively, Parcel One and Parcel Two shall hereinafter be referred to as the "Property"). Parcel One was acquired by Grantor by deed dated December 30, 1994, from Willow Spring Properties, L.P., formerly Willow Spring Properties, a Virginia limited partnership, recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 1324, page 251. Parcel Two was acquired by Menva, Inc., Grantor's predecessor-in-interest, by conveyance, release and assumption agreement dated September 27, 1976, recorded in the aforesaid Clerk's Office in Deed Book 481, page 670.

2. A portion of the Property is being more particularly described and shown on a plat (the "Plat") entitled "PLAT of a PRIVATE 20' STORM DRAIN

EASEMENT", made by Charles E. Wingard, L.S., dated August 14, 2006, (the "Easement Area"), which Plat is attached hereto and made a part hereof.¹

3. It is the desire and intent of Grantor to grant and convey unto Grantee, an easement in the locations as shown on the Plat and as hereinafter provided.

WITNESSETH:

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar (\$1.00), cash in hand paid, receipt of which is hereby acknowledged, Grantor does hereby grant and convey unto Grantee, it successors and assigns, an easement as hereafter set forth in the respective locations shown on the Plat and incorporated herein by reference as follows:

PRIVATE 20' STORM DRAIN EASEMENT

This Easement is for the purpose of installing, constructing, operating, maintaining, adding to, or altering present or future storm drainage ditches, lines, or other drainage structures and facilities, plus necessary inlet structures, manholes, and appurtenances for the collection of storm waters and its transmission through, across and upon the Property (the "Storm Drain"), said Easement being more particularly bounded and described on the Plat.

This Easement is subject to the following conditions:

¹ Grantee: Please attach and provide a copy.

1. Prior to entering the Property or the Easement Area for installation, removal or maintenance of improvements, Grantee shall provide Grantor with five (5) days written notice along with a schedule of activity.
2. Prior to entering the Property or the Easement Area for installation, removal or maintenance of improvements, Grantee and its agents and contractors shall: (i) obtain liability insurance naming Grantor as an additional insured in amounts reasonably acceptable to Grantor; (ii) provide proof thereof to Grantor; and (iii) maintain such insurance for the duration of such activity.
3. Grantee may not modify the size or capacity of the Storm Drain and shall not increase (or permit the increasing of) the flow onto the Storm Drain without first receiving Grantor's prior written consent.
4. All drainage lines and appurtenant facilities, which are installed on the Easement Area, shall be and remain the property of Grantee, its successors and assigns.
5. Except as provided for in this Easement, Grantee and its agents shall have full and free use of the Easement Area for the purposes named herein, and shall have all rights and privileges reasonably necessary to the exercise of the rights granted in this Easement including the right

to access to and from the Easement Area, provided that areas disturbed by Grantee shall promptly, at Grantee's sole cost and expense, be restored by backfilling of trenches and replacing surface conditions "in kind". Grantor agrees that Grantee or its agents can use existing gates or entrances for the most direct, but minimum impact, access to the Easement Area.

6. Grantee shall have the right to trim, cut, or prune trees and shrubbery, and to temporarily relocate or permanently remove the vegetation as referenced, utilities, fences, structures, or other obstructions or facilities within the Easement Area, reasonably deemed by it to interfere with the proper and efficient construction, operation, and maintenance of the Storm Drain but only as approved by Grantor in writing. Following completion of the Storm Drain, Grantee shall promptly repair and restore the Property to the same or better condition existing prior to any such relocation or removal permitted under this Paragraph 6. Pavement, sidewalk and grass/sod shall not be considered as presenting interference to the rights herein established.
7. This Easement is non-exclusive, and Grantor reserves the right to make use of the Easement Area in any way that does not materially

and adversely interfere with the use of this Easement by Grantee for the purposes named herein; provided, however, Grantor shall comply with all applicable ordinances and regulations.

8. Grantee, its employees, agents and licensees shall not adversely interfere with (i) Grantor's use of the Property, (ii) Grantor's operations conducted on the Property, or (iii) the business, employees or clients of any adjacent property owners or users of the Easement Area.
9. Grantee shall procure and maintain at its own expense, prior to entry upon the Property hereunder, all licenses, consents, permits, authorizations and other approvals required from any federal, state or local governmental authority in connection with the construction, placement and operation of the Storm Drain, and Grantee shall strictly observe all laws, rules, statutes and regulations of any governmental authorities having jurisdiction over the Property or Grantee's operations thereon. Grantor may from time to time request evidence that all such approvals have been obtained by Grantee and are in full force and effect. In no event shall Grantee seek any governmental approvals that may affect in any way Grantor's operations, including without limitation any zoning approvals, without in each instance

obtaining Grantor's prior written consent, which consent may be granted or withheld in Grantor's sole discretion.

10. In the event any aspect of Grantee's installation, modification, construction, placement, maintenance, repair, removal or operation of the Storm Drain at any time violates or is forbidden by any law, statute, rule, regulation, order or requirement of any governmental authority, Grantee shall immediately discontinue such operations and at its own expense take all required corrective action, including without limitation removal of all or any portion of the Storm Drain from the Property if required, within the lesser of (i) thirty (30) days from Grantee's notice of such violation or (ii) the period of time required by law for the correction of such violation.
11. Grantee shall install, maintain and use the Easement Area, and cause the Storm Drain to be installed, maintained and used by all persons or entities claiming by, through or under it, for the purposes permitted herein in compliance with all applicable legal requirements and in a manner which shall protect against damage or injury either to persons or property of Grantor (including without limitation the Property and the Easement Area) and any third party. Grantee hereby agrees to indemnify, defend and save Grantor harmless from any and all

liability, loss, damage, cost, obligation and expense which directly arises out of or results from any negligent act, whether of commission or omission, of Grantee, its agents, servants, tenants, visitors, invitees, licensees or others claiming by, through or under Grantee, occurring in or about the Property or the Easement Area, whether in the exercise of Grantee's rights hereunder or in breach or excess thereof.

12. Grantee has no authority or power to cause or permit any lien or encumbrance of any kind whatsoever, whether created by Grantee, operation of law or otherwise, to attach to or be placed upon Grantor's title or interest in the Easement Area and all liens and encumbrances created by Grantee shall attach to Grantee's interest only. Grantee shall not cause or permit any mechanics or materialmen liens to attach to or be placed upon the Easement Area.
13. Subject to the terms of this Paragraph 13, this Easement shall be effective as of the date hereof and shall continue and remain in full force and effect until Grantor and Grantee enter a written mutual agreement terminating this Easement. Neither this Easement nor any provision hereof may be extended, modified, or amended except with the written consent of both Grantor and Grantee and no extension,

modification or amendment shall be effective until it has been signed by all such parties.

14. Nothing contained herein shall be construed as creating any rights in the general public or as dedicating for public use any portion of the Property.
15. This Easement and the rights granted hereunder are subject and subordinate in all respects to all matters and conditions of record affecting the Easement Area.
16. Grantor has made no representations or warranties of any kind or nature whatsoever, whether written or oral, concerning the suitability of the Property or the Easement Area for the placement of the Storm Drain thereon or Grantee's use of the Easement Area for the purposes contemplated herein. In entering into this Easement, Grantee has relied solely upon such independent investigations of the condition of the Property as Grantee has deemed necessary or appropriate in its discretion, and Grantee has not relied upon any statements, representations or agreements of Grantor regarding the conditions of the Property. The Easement Area is granted in its AS-IS, WHERE-IS CONDITION, WITH ALL FAULTS, and Grantor has not agreed to undertake any improvements or other work to make the Property or

the Easement Area suitable for Grantee's intended use, except as may be otherwise expressly provided herein.

17. This Easement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

This Easement shall be binding upon Grantor, their successors and/or assigns and shall inure to the benefit of Grantee, its successors and assigns.

Grantee joins in this Easement to acknowledge and agree to the terms of the aforesaid easement which terms shall also bind its successors and assigns and the beneficiaries of this Easement.

IN WITNESS WHEREOF, Grantor and Grantee, have caused this Deed of Easement to be signed in their names and on their behalf as thereunto duly authorized.

BANTA CORPORATION, a Wisconsin corporation

By: Thomas L. Moran (Seal)
Title: Director, Real Estate

STATE OF ILLINOIS
CITY/COUNTY OF, LAKE, to-wit:

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this 27th day of February, 2009, by Thomas L. Moran, Director, Real Estate on behalf of BANTA CORPORATION, a Wisconsin corporation.

My commission expires: 2/27/11

Sherri L. Baumgartner
Notary Public



CYPRESS PARK LLC, a Virginia limited liability company

By: [Signature] (Seal)

Title: MANAGER

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Harrisonburg, to-wit

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction aforesaid this 3rd day of March February, 2009, by

John F. Girdley

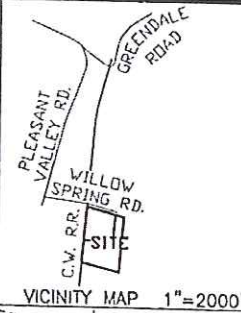
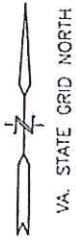
Manager, of CYPRESS PARK LLC, a Virginia limited liability company, on behalf of the corporation.

My commission expires: 6/30/2012

[Signature]
Notary Public

CYNTHIA MUMAW LOHR
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #167499

AUGUST 14, 2006
SCALE: 1"=100'
● = FOUND PIN
□ = FOUND POST



WILLOW SPRING ROAD

S 75°36'08" E 659.30'
507.16'

PRIVATE 20' STORM
DRAIN EASEMENT
(1,013 SQ. FT.)

MENVA, INC.
DB 481/670
TM 100 (B) 1

PRIVATE 20' STORM
DRAIN
EASEMENT
(4,827 SQ. FT.)

CYPRESS PARK, LLC
DB 2783/550
TM 100-A-1

INDUSTRIAL DEVELOPMENT
AUTHORITY OF ROCKINGHAM
COUNTY, VIRGINIA
DB 571/339
BANTA CORPORATION
DB 1324/251
TM 100 (B) 2

CITY OF HARRISONBURG
ROCKINGHAM COUNTY

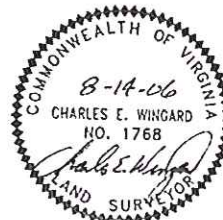
WATERLINE
EASEMENT
DB 1768/647

LOT 1, SECTION 1, BANTA SUBDIVISION
PLAT DB 1696/562
BANTA PACKAGING & FULFILLMENT, INC.
DB 1715/786
TM 124 (A) 93C1 (ROCKINGHAM COUNTY)

PLAT OF A PRIVATE 20' STORM DRAIN EASEMENT

CITY OF HARRISONBURG, VIRGINIA

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 120103



Date Application Received: _____

Total Paid: _____

AMENDED

Application for Preliminary Subdivision Plat Approval City of Harrisonburg, Virginia

Fee: w/o Variance Request
Variance Request

\$150.00 plus \$10.00 per lot
\$175.00 plus \$10.00 per lot

Plus fees for TIA reviews where
applicable (see back for details)

I, Johne F. Girdley, hereby apply for preliminary subdivision plat approval for the following property located within the City of Harrisonburg:

Description of Property

Title of Subdivision: Cypress Park

Location (Street Address): 1120 Willow Spring Rd. Sheet: _____ Block: _____ Lot: _____

Total Acreage: 32.907 Number of Lots Proposed: 78 Zoning Classification: R-1

TM: 100-A-3 and 100-B-3

Proposed Use of Property: Single-Family Detached Dwellings

Property Owner's Name: Cypress Park, LLC

Street Address: 202 Emerson Lane Email: jjgirdley@girdleyofva.com

City: Harrisonburg State: VA Zip: 22801

Telephone: Work 540-442-1255 Fax _____ Mobile _____

Owner's Representative (if applicable): Blackwell Engineering, PLC

Street Address: 566 E. Market St. Email: basil@blackwellengineerirng.com

City: Harrisonburg State: VA Zip: 22801

Telephone: Work 540-432-9555 Fax 540-434-7604 Mobile _____

Developer: Girdley Construction of Virginia

Telephone: 804-400-8616 Email: jjgirdley@girdleyofva.com

Surveyor/Engineer: Blackwell Engineering, PLC

Telephone: 540-432-9555 Email: ed@blackwellengineering.com

VARIANCES

NOTE: If a variance is requested, please provide the following information:

I (we) hereby apply for a variance from Section _____ of the City of Harrisonburg
Subdivision Ordinance and/or Section _____ of the City of Harrisonburg Design and
Construction Standards Manual, which require(s):

I (we) believe a variance should be granted based on the following "unnecessary hardship" which is peculiar to the property in question (See Section 10-2-2 of the Subdivision Ordinance):

The City of Harrisonburg's preliminary plat and subdivision requirements are in the code of the City of Harrisonburg, Subdivision Ordinance, Sections 10-2-1 through 10-2-86. Please read these requirements carefully.

Certification: *I have read the ordinance requirements. I also certify that the information contained herein is true and accurate.*

Signature: _____
Property Owner

Signature: 
Applicant, if different from owner

See Back for Additional Application Fees Regarding TIA Reviews

TIA Review Fees

- (a). Would the development from this preliminary plat require a Traffic Impact Analysis by VDOT?
Yes _____ No x

If yes, then fees must be made payable to VDOT to cover costs associated with the TIA review.

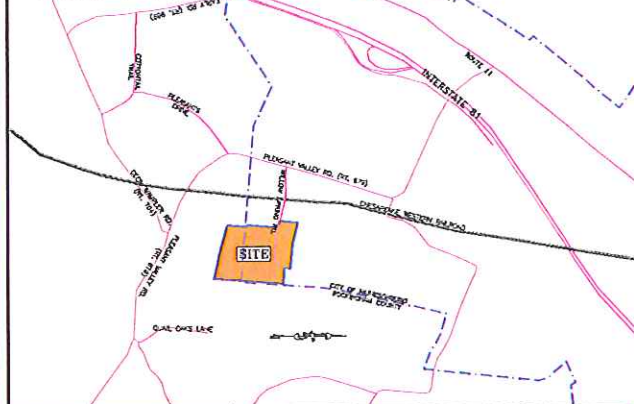
PLEASE NOTE – If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.

- (b). Would the development from this preliminary plat require a Traffic Impact Analysis review by the City?
Yes x No _____ TIA has been completed and approved.

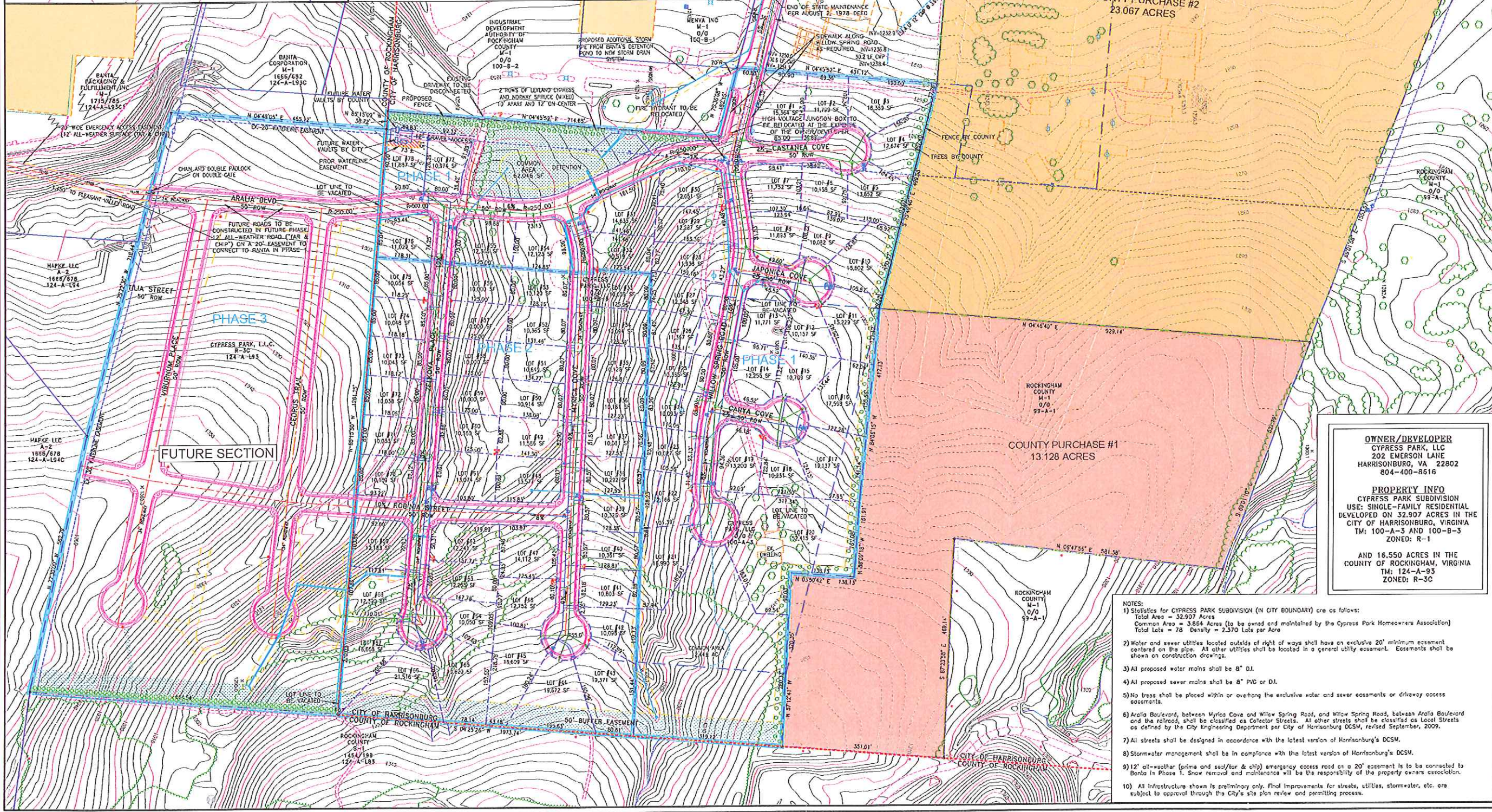
If yes, then an additional \$1,000.00 must be made payable to the City to cover costs associated with the TIA review.

PLEASE NOTE – If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.

VICINITY MAP
SCALE: 1"=2000'



LEGEND	
	CENTER LINE AND STREET MONUMENT
	TELEPHONE
	UTILITY: ELECTRIC/TELEPHONE
	PROPOSED LIGHT POLE
	WATER LINE
	SANITARY LINE
	SANITARY SEWER CLEANOUT
	STORM SYSTEM
	GAS LINE
	EXISTING PROPERTY LINE
	PROPOSED INT. PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	PROPOSED ROAD/EOP
	EXISTING ROAD
	PROPOSED CG-6
	PROPOSED CG-12A
	CITY-COUNTY BOUNDARY
	ROAD GRADE (DOWN)
	PROPOSED TRANSFORMER
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED AIR RELEASE VALVE
	PROPOSED BLOW OFF VALVE
	PROPOSED WATER VALVE
	EXISTING FENCE
	PROPOSED FENCE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED SPOT ELEVATIONS
	PROPOSED SIDEWALKS
	GRASS AREA
	BOUNDARY OF SUBDIVISION AND PHASE LINES
	EVERGREEN TREES LANDSCAPING



OWNER/DEVELOPER
CYPRESS PARK, LLC
202 EMERSON LANE
HARRISONBURG, VA 22802
804-400-8616

PROPERTY INFO
CYPRESS PARK SUBDIVISION
USE: SINGLE-FAMILY RESIDENTIAL
DEVELOPED ON 32.907 ACRES IN THE
CITY OF HARRISONBURG, VIRGINIA
TM: 100-A-3 AND 100-B-3
ZONED: R-1

AND 16.550 ACRES IN THE
COUNTY OF ROCKINGHAM, VIRGINIA
TM: 124-A-93
ZONED: R-3C

- NOTES:
- 1) Statistics for CYPRESS PARK SUBDIVISION (IN CITY BOUNDARY) are as follows:
Total Area = 32.907 Acres
Common Area = 3.864 Acres (to be owned and maintained by the Cypress Park Homeowners Association)
Total Lots = 78 Density = 2.370 Lots per Acre
 - 2) Water and sewer utilities located outside of right of ways shall have an exclusive 20' minimum easement centered on the pipe. All other utilities shall be located in a general utility easement. Easements shall be shown on construction drawings.
 - 3) All proposed water mains shall be 8" DI.
 - 4) All proposed sewer mains shall be 8" PVD or DI.
 - 5) No trees shall be placed within or overhanging the exclusive water and sewer easements or driveway access easements.
 - 6) Aralia Boulevard, between Myrica Cove and Willow Spring Road, and Willow Spring Road, between Aralia Boulevard and the railroad, shall be classified as Collector Streets. All other streets shall be classified as Local Streets as defined by the City Engineering Department per City of Harrisonburg DCSM, revised September, 2009.
 - 7) All streets shall be designed in accordance with the latest version of Harrisonburg's DCSM.
 - 8) Stormwater management shall be in compliance with the latest version of Harrisonburg's DCSM.
 - 9) 12' all-weather (prima and seal/tar & chip) emergency access road on a 20' easement is to be connected to Bolas in Phase 1. Snow removal and maintenance will be the responsibility of the property owners association.
 - 10) All infrastructure shown is preliminary only. Final improvements for streets, utilities, stormwater, etc. are subject to approval through the City's site plan review and permitting process.

Date: OCT. 2009
Scale: 1"=100'
Designed by: RLB II
Drawn by: RU
Checked by: EHB

BLACKWELL ENGINEERING, PLC
566 East Market Street
Harrisonburg, Virginia 22801
PHONE: (540) 32-2655 FAX: (540) 324-7604
E-Mail: EHB@blackwellengineering.com

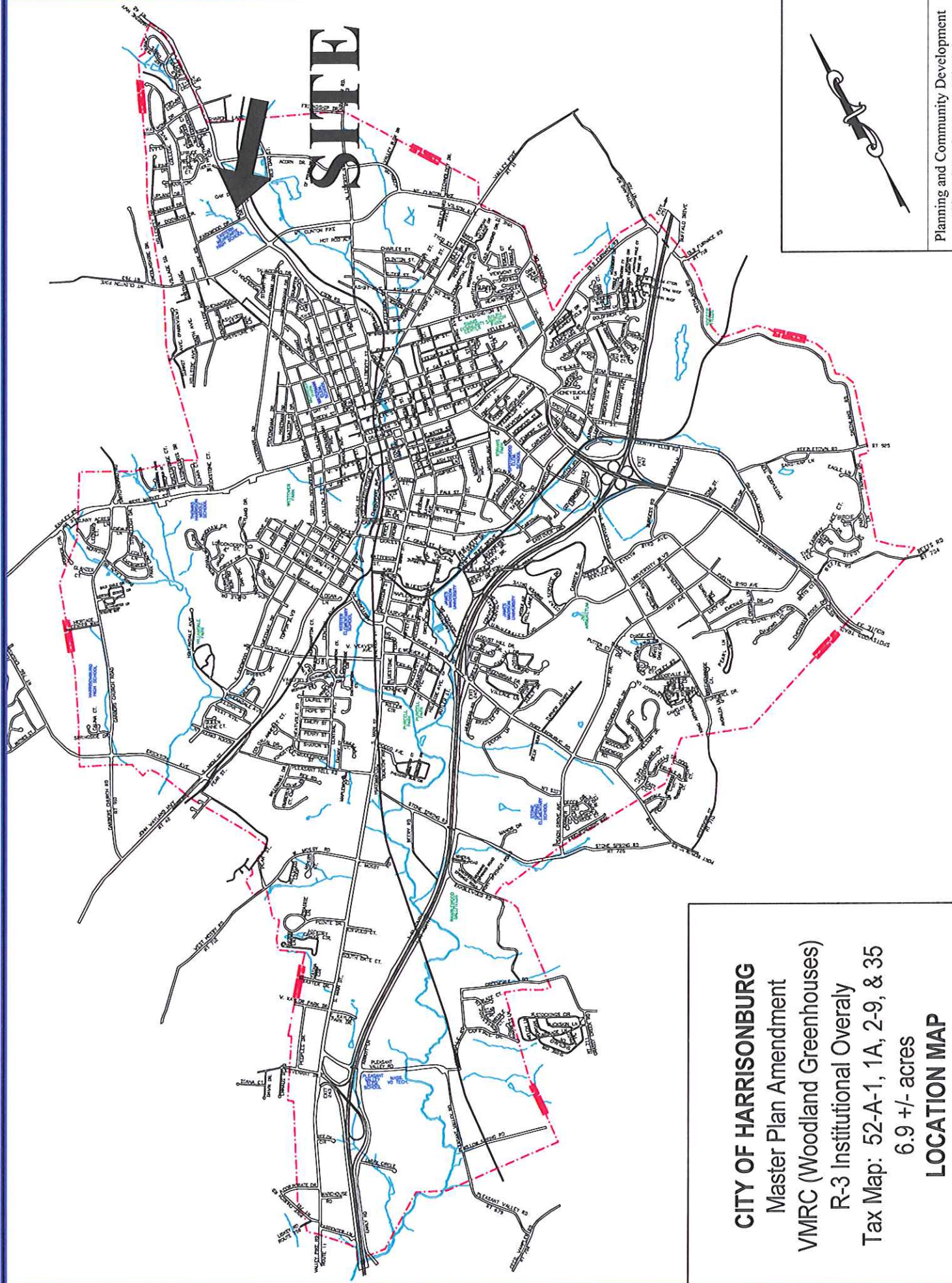


Revision Dates

PRELIMINARY PLAT
CYPRESS PARK SUBDIVISION
CYPRESS PARK, LLC
202 EMERSON LANE
HARRISONBURG, VA 22802

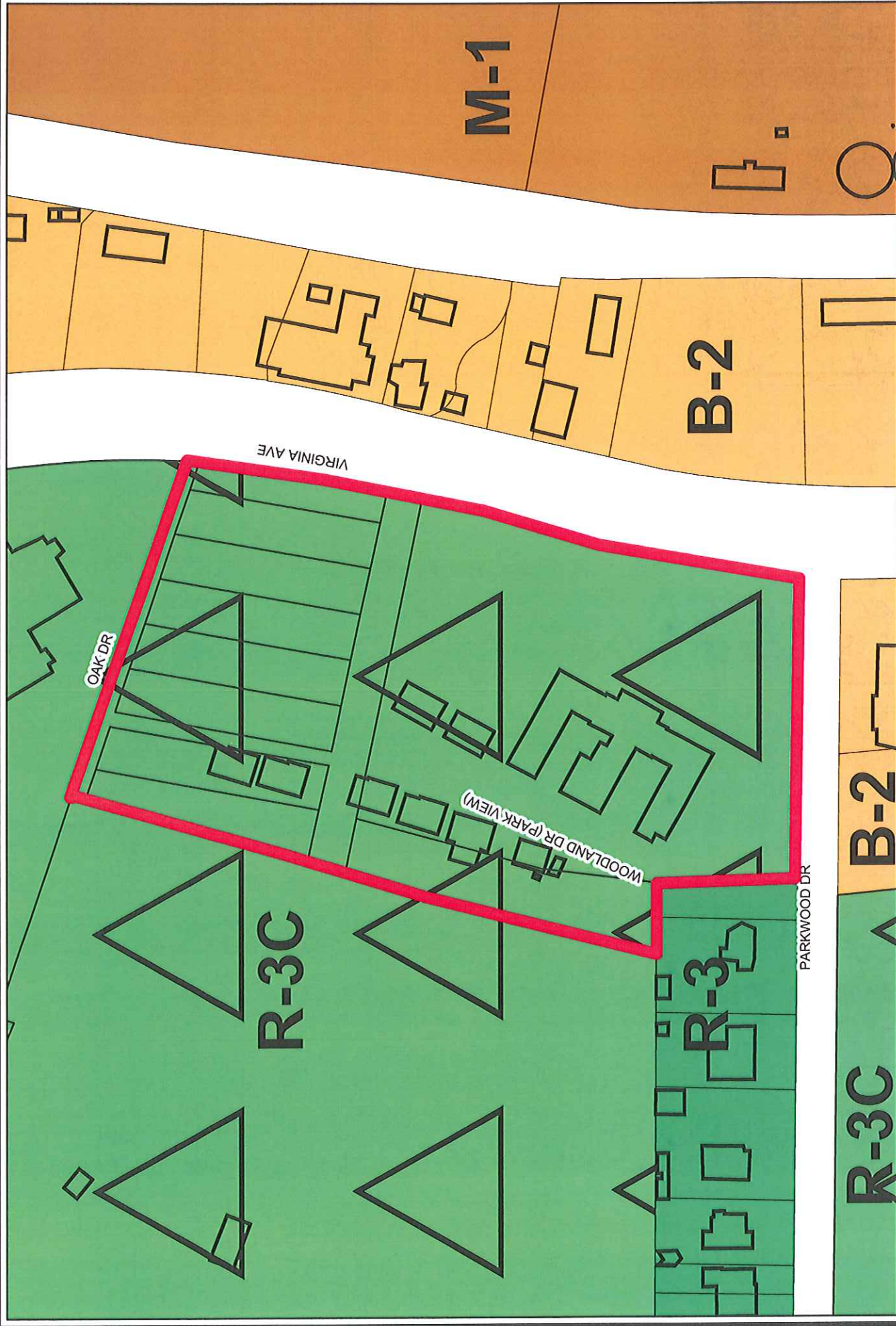
Drawing No.
1
of 1 Sheets

Job No. 1345



CITY OF HARRISONBURG
Master Plan Amendment
VMRC (Woodland Greenhouses)
R-3 Institutional Overlay
Tax Map: 52-A-1, 1A, 2-9, & 35
6.9 +/- acres
LOCATION MAP

Planning and Community Development
City of Harrisonburg, Virginia



VMRC Master Plan Amendment Woodland Greenhouses



City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT
November 12, 2009

VMRC MASTER PLAN AMENDMENT 2009 (WOODLAND GREEN HOUSE HOMES)

GENERAL INFORMATION

Applicant: Virginia Mennonite Home, Inc. with representative, Marvin Nisly
Tax Map: 52-A-1
Acreage: 6.9 +/- acres
Location: 1301 Virginia Avenue
Request: Public hearing to consider a request to amend an approximate 6.9 +/- acre portion of the Virginia Mennonite Retirement Community master planned complex. The property is zoned R-3, Multiple Dwelling Residential District with an I-1, Institutional overlay.

LAND USE, ZONING, AND SITE CHARACTERISTICS

The Comprehensive Plan designates this area as Institutional. These lands are designated for development by certain nonprofit and public institutional uses such as colleges and universities, hospitals, offices of nonprofit organizations, community assembly uses and institutions which provide for the shelter and care of people.

The following land uses are located on and adjacent to the property:

Site: Woodland building and single-family homes, zoned R-3/I-1
North: Crestwood assisted living facility and Oak Lea nursing facility, zoned R-3/I-1
East: Across Virginia Avenue, undeveloped parcel, non-conforming dwellings and commercial properties, zoned B-2
South: Across Parkwood Drive, VA Mennonite Conference Center and undeveloped parcel, zoned B-2
West: Single-family dwellings, zoned R-3 and Eastern Mennonite University, zoned R-3/I-1

BACK GROUND

The Virginia Mennonite Retirement Community (VMRC) consists of three separate organizations; Park Village, Inc., Heritage Haven Inc, and Virginia Mennonite Home, Inc. Together these organizations own the more than 46 acres that make-up VMRC.

VMRC received their institutional overlay master plan approval in March 1997 and since that time have amended their plan twice. First, in June 2004 they added an additional 1.2 acres to the Park Village subsidiary and then recently in June 2009, they modified the allowable uses within the Woodland facility, which is part of the subsidiary, Virginia Mennonite Home, Inc.

EVALUATION

The applicant is requesting to modify the allowable uses within the VMRC master plan. More specifically, the applicant desires to amend the 6.9 acres surrounding the Woodland Cottages and the Woodland facility. Currently, the Woodland facility has master plan approval as a child day care center, for student housing and for offices. The Woodland Cottages, also permitted, are detached, single-family, independent housing units. The proposed amendment would allow for long term nursing care facilities, called Green House Homes, to be constructed on the site while continuing to allow the already approved uses. The initial phase of construction would necessitate the demolition of the Woodland Cottages; but, would leave the current Woodland facility intact, allowing it to still be used temporarily as designated by the current master plan.

Green House Homes are described by the applicant as an innovational approach to skilled nursing. They differ from traditional institutional nursing homes in that they are designed as more of a residential home for up to ten occupants. Each home will have ten private rooms, each with a bathroom, and a central kitchen and dining area where residents and caregivers can work together in meal preparation and to share family-style meals with one another. The home will also contain areas for bathing, laundry, and a den for family visits. When completed, VMRC plans to have a total of ten Green House Homes, totaling 100 residents, where each home will have around-the-clock caregivers. The Green House Homes are intended to be clustered, creating smaller, micro-communities around gardens, winding paths, and seating areas. The ten homes will also surround a larger central green space designed to protect the mature trees and forested areas currently located on the site.

When completed, the Green House Homes would be accessed by a loop road that has a single entrance from Oak Drive. The existing entrance to this area, from Parkwood Drive, would be phased out upon completion of the project. The loop road would be designed to provide vehicular circulation, as well as to be safe and functional for pedestrian traffic. Each home has a driveway that would accommodate one vehicle. Twenty additional parking spaces would be provided toward the center of the site for guest parking and deliveries. At present, there are about 52 parking spaces and when construction of the Green House Homes is completed there would be 20 spaces, plus the driveway spaces. The applicant has stated that daytime caregivers would park elsewhere on the VMRC campus, and generally, residents in this type of home do not have vehicles. VMRC would provide van and/or bus access to each home. Staff believes their parking arrangement is satisfactory.

The closing of the Woodland Drive entrance along Parkwood Drive will place more traffic entering and exiting the VMRC campus from the Oak Drive entrance along Virginia Avenue. Staff has discussed with the applicant that sight distance onto Virginia may become an issue and they may need to remove the trees/shrubs located along the north corner of the Oak Drive/Virginia Avenue intersection. Eastern Mennonite University (EMU) has been in contact with the City, and the applicant, regarding an access easement they have at the Woodland Drive/Parkwood Drive entrance. This easement allows EMU the right of entry, through the Woodland area, to their property along the western boundary of the site. The applicant is working with EMU on this matter.

Although not required, the Public Works Department has suggested that VMRC consider two items when developing the proposed master plan. The first is to remove and reconstruct the existing curb, gutter, and sidewalk along Virginia Avenue. Currently, along this section of Virginia Avenue there is mountable curb with sidewalk constructed to the back of curb; this is VDOT standard for a 45 mph speed limit such as this. It does not, however, presently meet City standards. The second item is the dedication of right-of-way along Parkwood Drive for future road improvements.

This is an innovative and unique approach to nursing home living. The concept of clustering homes, using sustainable building techniques, and the preservation of open space is encouraged in development and is consistent within some of the sustainability concepts with the Comprehensive Plan. This development could spark interest and encourage others to utilize sustainable construction methods. Staff supports the request for amendment to this portion of the VMRC master plan.

Virginia Mennonite Retirement Community
Harrisonburg, Virginia

October 13, 2009

Master Plan Narrative

The attached Master Plan of the Virginia Mennonite Retirement Community is being submitted for review and approval under Section 10-3-106, "Master Plan Requirements". This Narrative follows the guidelines of Section 10-3-106, items 1 - 4. Note:

Item 1:

The total property consists of 46.242 acres under the umbrella of Virginia Mennonite Retirement Community, Inc. (VMRC). Within this umbrella are three organizations that bear legal title to their respective properties:

Park Village Inc.	24.617 Acres
Heritage Haven Inc.	7.560
<u>Virginia Mennonite Home, Inc.</u>	<u>14.065</u>
TOTAL	46.242 Acres

The entire site is roughly bounded to the east by Virginia Avenue, to the south by Parkwood Drive, to the west by Park Road, and to the north by Harmony Heights. Within the property (Park Village Inc.), Shank Drive, Hawthorne Circle, Villa Drive, Pine Court, and Spruce Court are dedicated public streets. Refer to the attached "Master Plan".

The existing building, commonly referred to as Woodland, is included in the property that bears legal title under Virginia Mennonite Home, Inc. Until November, 1999, VMRC used Woodland as a home for adults. Since that time it has been partially used by Pleasant View for a day program, by Woodland Montessori School, as well as offices for several non profit organizations, and student housing.

VMRC would like to maintain the existing designation of the Master Plan that was approved in July, 2009 but are requesting an amendment to the Master Plan that would allow long term nursing care to be provided on this site. Long term nursing care will be provided in group homes called Green House® Homes. The initial phase of construction would leave the current Woodland building intact which means it could still be used temporarily as a children's day care center.

Construction of the first phase of the Green House® Homes could begin in the Spring of 2011.

Item 2:

The locations of the existing buildings are illustrated on the attached "Master Plan." Their respective uses and other data:

- I. Within **Park Village Inc.**, all of the buildings are existing, and house independent residents (minimum age is 60 years). In the Village, there are 88 units in duplexes, fourplexes, and sixplexes. These are mostly single story; some with a lower level walk out. Village Hall, a one story structure, serves this resident community as a place for meetings and social events.
 - Park Place is a three story, 88 unit, independent residential building.
 - Park Gables is a five story independent housing building with a partial basement. The main floor houses a collection of campus common functions, while the upper floors contain 88 apartments.
 - The Maintenance Barn, a two story structure for campus maintenance functions.
- II. Within **Heritage Haven, Inc.** all of the buildings are existing. Heritage Haven is a three story, 150 unit independent housing project. Attached to this structure is a two story facility that houses the VMRC Corporate offices and Detwiler Auditorium which is used for meetings and social events.
- III. Within **Virginia Mennonite Home, Inc.** existing facilities include:
 - Woodland, a two story building with a partial basement that is currently vacant. Building will be removed with the full implementation of this Master Plan.
 - Woodland Cottages, seven one story independent housing units. Buildings will be removed with the full implementation of this Master Plan.
 - Oak Lea, a 120 bed nursing facility in a two story configuration
 - Wellness Center, a two story structure, housing a pool for water therapy, exercise rooms, therapy rooms, space for Wellness education, as well as support rooms (administrative offices, lockers, etc.)

- Crestwood, a three story assisted living building with 9 two room suites and 77 single rooms.

IV. Within **Virginia Mennonite Home, Inc.** proposed facilities include:

- Ten Green House® homes to be built in phases. Each home is a single story building (approximately 6635 SF each) designed to be a home for up to ten elders. See attached Green House® homes description.

A recap of the total campus (proposed) is as follows:

FACILITY	BEDS/UNITS	SERVICE
Oak Lea Nursing Home	120	Nursing Care
Woodland Green House® Homes	100	Nursing Care
Crestwood	86	Asst. Living
Heritage Haven	150	Ind. Living
Park Village	88	Ind. Living
Park Place	88	Ind. Living
Park Gables	88	Ind. Living
Wellness Center	-	Wellness Programs
TOTAL	720	

Item 3:

Proposed parking is illustrated in the attached Master Site Plan. The existing location for the children's day care center (Woodland building) includes 25 parking spaces (one handicap) in front of the building with an additional 27 parking available to the north of the building on Woodland Drive; these 52 spaces would be eliminated over time. The proposed Woodland Green Houses® include 20 parking spaces; which would decrease the total campus parking from 674 to 642. The elders that these homes serve typically do not drive and transportation within the VMRC campus is provided via large vans or small buses (for elders and staff). Parking would be primarily for visitors and deliveries.

The existing vehicular access to the campus will be changed. There are currently five entry points from adjacent public streets; two from Park Road, two (including the campus 'Main Entry') from Virginia Avenue, and one from Parkwood Drive.

The vehicular access from Parkwood Drive would be eliminated with the full Master Plan implementation. The Woodland Green Houses® would be accessed by a proposed new loop road with a single main entrance on Oak Drive that will provide safe pedestrian and vehicular circulation. It is not anticipated that the proposed change of the use of the site will add any burden to the adjacent vehicular system.

Item 4:

The general use of major existing open space will be slightly modified with the proposed Green House® community. Proposed open spaces will be used for landscaping, a Community Park, recreation, gardens, pathways, and storm water detention. Preservation of existing trees and open spaces are a critical part of the site design. See attached Green House® Homes description.

Virginia Mennonite Retirement Community Green House® Homes Description

The Green House® project at VMRC will provide an innovational approach to skilled nursing. The Green House® homes vary greatly from traditional facilities, altering the design and organization to create a social, friendly community that elders can call home. Its primary purpose is to de-institutionalize long-term care by eliminating large nursing homes and creating positive, social settings that thrive on relationships. Green House® homes serve as a place where elders can receive assistance and support with daily activities and clinical care, without the assistance and care becoming the focus of their existence. These homes are nurturing environments and the elders are empowered, have choices and can make their own decisions. They are assisted by those that honor and respect the elders in a place full of life.

This site will provide ten Green House® homes, each designed to be a home for up to ten elders. All of the sights and sounds of an institutional setting and institutional staff are removed and replaced with a more residential home environment. Each home is centered around a central Hearth and Kitchen where the elders and caregivers can gather and socialize; elders are often encouraged to assist with meal preparation. A Dining area with a common table is near the Kitchen for family-style meals where the caregivers will join the elders for meals. Surrounding the central living area are ten private rooms with bathrooms for the elders. The Green House® home will also contain areas for bathing, laundry and a Den that can be used for visiting family members.

Adjacent to and visible from the Hearth is a natural outside environment filled with beauty and serenity – gardens filled with flowers and vegetables, birds, shade, winding paths, and comfortable seating, all to promote a flourishing life. By clustering the buildings, “micro-communities” can be formed around the gardens. These are great areas for residents to socialize and expand their opportunities for activities, fellowship, and fun.

The driving design force in developing the site plan was functional use of space to provide a minimal impact to the surrounding environment. There are many beautiful mature trees on site and forested area that will be preserved as much as possible. A large central green space is designed to utilize and protect some large oak trees, and give elders a place to congregate outdoors and enjoy nature together.

Providing pedestrian and vehicular circulation that is convenient, safe, and functional is vital to a well-designed site. There is a single main entrance to the site, and from that entrance a loop road is established for easy and safe vehicular circulation. Each Green House® home has a driveway that can hold at least one vehicle, and there is an angled parking area towards the center of the site that can be used for guest and additional parking.

Sustainable building techniques are also vital to the success of the site design. Some significant ones include: preservation of open space, orientation of buildings to maximize solar gain, views and topography, heat island mitigation, and minimizing irrigation by using native plantings and rainwater harvesting.

PROPERTY SUMMARY: TOTAL PROPERTY OWNED BY VIRGINIA MENNONITE
COMMUNITY, INC. (VMRC)

PARK VILLAGE, INC.	24,617 ACRES
HERITAGE HAVEN, INC.	7,560
VIRGINIA MENNONITE HOME, INC.	14,065
TOTAL	46,242 ACRES

PARKING SUMMARY: TOTAL PARKING AT VIRGINIA MENNONITE
COMMUNITY, INC. (VMRC)

WOODLAND GREENHOUSES	20 SPACES
VMRC	622
TOTAL	642 SPACES



NOTE: THE PROPERTY LINES SHOWN ARE BASED ON THE
INFORMATION GIVEN TO US AND MAY NEED ADDITIONAL
SURVEY TO DETERMINE EXACT LOCATION.



OCTOBER 13, 2009



VIRGINIA MENNONITE RETIREMENT COMMUNITY
MASTER PLAN



Date Application Received: 10-13-09

Total Paid: 500.00 AF

Application for Change of Zoning District City of Harrisonburg, Virginia

Section 1: Property Owner's Information

Name: Virginia Meunite Home, Inc (VMHC)
Street Address: 1501 Virginia Ave Email: _____
City/State/Zip: Harrisonburg VA 22802
Telephone (work): 540-564-3400 (home or cellular): _____ (fax): 564-3700

Section 2: Owner's Representative Information

Name: Marvin Nisly
Street Address: 1501 Virginia Ave Email: nislym@vmhc.org
City/State/Zip: Harrisonburg, VA 22802
Telephone (work): 540-564-3601 (home or cellular): 540-610-8272 (fax): 540-564-3700

Section 3: Description of Property

Location (street address): 1301 Virginia Ave
Tax Map Number: Sheet: _____ Block: _____ Lot: _____ Total Land Area (acres or square feet): 6.983
Existing Zoning District: R-3 Institutional Overlay Proposed Zoning District *: _____
Existing Comprehensive Plan Designation: Children's Day Care, Student Housing
**If applying for conditional rezoning, provide a letter stating proffers on separate sheet of paper*

Section 4: Application Fee

\$325.00 plus \$25.00 per acre, and if applicable, Fees for a Traffic Impact Analysis (TIA) Review (see below)

- (a). Would the development from this rezoning require a Traffic Impact Analysis by VDOT?
Yes _____ No X

If yes, then fees must be made payable to VDOT to cover costs associated with the TIA review.

PLEASE NOTE – If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.

- (b). Would the development from this rezoning require a Traffic Impact Analysis review by the City?
Yes _____ No X

If yes, then an additional \$1,000.00 must be made payable to the City to cover costs associated with the TIA review.

PLEASE NOTE – If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.

Section 5: Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

North: See Attached
East: _____
South: _____
West: _____

Section 6: Certification

I certify that the information contained herein is true and accurate. Signature: M. Nisly
Property Owner

See Back for Items Required for Submission

Adjacent Property Owners

Mary Elizabeth Ashe, Elizabeth A. Hollingsworth; Trustees	76 Washington St.	Warrenton	VA	20186
David W. Lee	950 Acorn Dr	Harrisonburg	VA	22802
Wampler Foods c/o Joe Nears	P.O. Box 93	Pittsburg	TX	75686
Norman L. Bradburn Jr., Carolyn B. Arnette, Jetta Earhart	17858 Spotswood Tr.	Elkton	VA	22827
Roland M. & Rhonda D. Schrock	1420 Virginia Ave	Harrisonburg	VA	22802
Walter V. Marchuk	401 Sugar Maple Ln	Harrisonburg	VA	22801
Ted K. & Susan A. Swartz	650 Parkwood Dr	Harrisonburg	VA	22802
Virginia Mennonite Bd of Missions	901 Parkwood Dr	Harrisonburg	VA	22802
Eastern Mennonite College, Inc.	1200 Park Road	Harrisonburg	VA	22802
Boris R. & Nora C. Caballero	1877 Park Road	Harrisonburg	VA	22080
Park Heritage Development	1501 Virginia Ave	Harrisonburg	VA	22802



City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT
November 12, 2009

ZONING ORDINANCE AMENDMENT **Section 10-3-46 & 10-3-48.4**

An applicant is requesting to amend the Zoning Ordinance to give R-3 property owners the possibility of renting parking spaces as an allowable commercial operation by special use permit. This amendment would modify both R-3 districts—Multiple Dwelling Residential District and Medium Density Residential District—by adding the use within Sections 10-3-46 and 10-3-48.4 respectively. This application is an attempt to rectify a zoning violation and to continue a use that is now illegal.

On the morning of Monday, August 17th, staff observed a sign promoting an illegal use on an R-3 zoned parcel. This property happened to be located across Warren Street from the Planning and Community Development Department office. The operator of “Freshman Parking,” a private business that provides an opportunity for people to rent parking spaces to store their vehicles for a prescribed period of time, was operating their business on the existing parking facility adjacent to the Lindsey Funeral Home. On that day, staff contacted the representative of the business to notify them of their zoning violation. The representative explained he had visited the office the week before regarding a sign question, which led him to erecting the sign and establishing the “Freshman Parking” business on the property. Unfortunately, in discussing with staff whether face plates of an existing sign could be changed, the establishment of a new business was not discussed. Changing a faceplate on an existing sign is allowed without a sign permit provided the use of the property continues to be a permitted use. In this case the existing sign ended up being removed from the site and a new one was installed advertising the illegal use. The applicant should be aware that if they are successful in amending the Zoning Ordinance and then they receive approval for a special use permit, they must apply for a sign permit for the new sign so they are in conformance with the sign regulations.

After several correspondences with the business operator, staff sent a zoning violation notification to him and the property owner, which was received on August 22nd. The business representative understood he had 30 days to rectify this violation by: putting an end to the use on the property, appealing the Zoning Administrator’s decision, amending the Zoning Ordinance to permit such a use, or rezoning the property. The business operator ultimately decided to apply to amend the Zoning Ordinance and submitted an application on September 18th, within his 30 day violation rectification period, and the application was placed on the November Planning Commission agenda. It is department practice to allow a violation to continue operating as long as the property owner is actively pursuing an amendment to the Zoning Ordinance that would lead to compliance.

The applicant's representative worked with staff to establish language that would allow him to apply for a special use permit, and then if approved, he could continue his use. The proposed language is as follows: *Rental of existing parking unit, lot, and/or spaces(s) not required for meeting off-street parking requirements for an existing use and where the parcel is adjacent to property zoned B-1, B-2, or M-1. The parking facility shall be an all-weather surface.* In other words, if a parking lot already exists on a piece of R-3 zoned land and the property is adjacent to, meaning sharing a property boundary or located across the street from, commercially or industrially zoned property, the property owner could apply for a special use permit application to rent parking spaces, if those spaces are not needed to meet a requirement for an existing use. Based upon the proposed language, a property owner could not purposely build a parking lot and then apply for the special use permit, or vice versa.

Staff has several concerns with the proposed amendment. Although the proposal has the benefit of opening a revenue stream for property owners with vacant R-3 buildings and parking lots, it could make these owners less inclined to transition their parcel into permitted uses if they can simply make money by renting parking spaces. Promoting the use of R-3 land for parking purposes is not conducive to the primary residential nature of the R-3 zoning classification. There is also a possibility that R-3 property owners may begin constructing more parking areas than necessary, leading to more paved surfaces, which again is another dissonant use for R-3 areas. Although the use would require a special use permit, allowing these uses could lead to less or reduced usage of the transit system in the future. Allowing sporadic parking lots would encourage more students to bring their vehicles to the City, and result in more congestion on our streets. In addition to these land use concerns, staff has not received any input, other than from the applicant's representative, that this use is overwhelmingly desired and necessary for the City. Furthermore, this use is already permitted within the B-1, B-2, and M-1 zoning districts. Staff does not believe there is enough justification to amend the Zoning Ordinance to allow such a use in the R-3 zoning district.

Staff recommends denial of this application.

ORDINANCE AMENDMENT

**Zoning Ordinance
Section 10-3-46 & 10-3-48.4**

Draft

ORDINANCE AMENDING AND RE-ENACTING SECTIONS

10-3-46 & 10-3-48.4

OF THE

CODE OF ORDINANCES

CITY OF HARRISONBURG, VIRGINIA

Be it ordained by the Council of the City of Harrisonburg, Virginia:

That Section 10-3-46 be amended as follows:

Section 10-3-46. Uses Permitted Only By Special Use Permit

Add subsection (7) as shown:

(7) Rental of existing parking unit, lot, and/or spaces(s) not required for meeting off-street parking requirements for an existing use and where the parcel is adjacent to property zoned B-1, B-2, or M-1. The parking facility shall be an all-weather surface.

That Section 10-3-48.4 be amended as follows:

Section 10-3-48.4. Uses Permitted Only By Special Use Permit

Add subsection (8) as shown:

(8) Rental of existing parking unit, lot, and/or spaces(s) not required for meeting off-street parking requirements for an existing use and where the parcel is adjacent to property zoned B-1, B-2, or M-1. The parking facility shall be an all-weather surface.

The remainder of Sections 10-3-46 and 10-3-48.4 are reaffirmed and reenacted in their entirety, except as hereby modified.

Draft

This ordinance shall be effective from the _____ day of _____, 2009.
Adopted and approved this _____ day of _____, 2009.

MAYOR

ATTESTE:

CLERK OF THE COUNCIL

October 5, 2009

Alison Banks
Community Development
409 South Main Street
Harrisonburg, VA 22801

Alison,

I have sent in an application for an ordinance amendment pertaining to parking regulations in R3 zoned property. My client Dr. Lindsey owns the property located at 435 South Main Street in Harrisonburg. Recently Dr. Lindsey removed a building that was beyond repair from the premise. After doing so he asked me if I would help him find a suitable tenant to rent the parking spaces that previously served the office building. I did so and a suitable tenant was found.

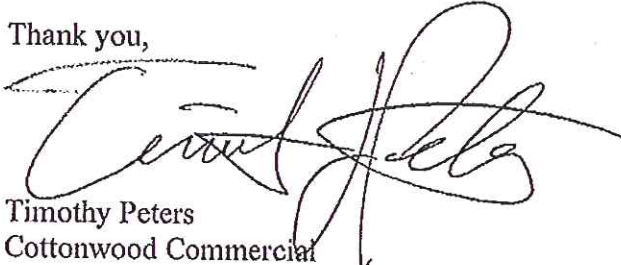
Recently we were notified that Dr. Lindsey is in fact permitting a use on his property that is non-compliant with the current city zoning ordinance. We are making a request to change the ordinance.

The particular ordinance in question is that which governs uses permitted with a special use permit on land zoned R3. Sec 10-3-46. As is not atypical with R3 property this particular piece adjacent to a business district.

Dr. Lindsey would like to request that the City of Harrisonburg amend the zoning ordinance to allow for the rental of parking spaces by a special use permit in land that is zoned R3 and is located in a business area of the city. Any building on an R3 zoned property would need to retain the proper amount of spaces for it's primary use.

I would welcome the opportunity to discuss this matter further with you at your convenience.

Thank you,



Timothy Peters
Cottonwood Commercial

Date Application Received: 09-18-09 (original submission)
10-06-09 (amended application submission)
Application for Ordinance Amendment
City of Harrisonburg, Virginia

Fee: \$325.00

Total Paid: \$325.00 B

Applicant's Name: Dr. William Lindsey
Street Address: 1411 Woodhurst BLVD Email: drwlindsey@gmail.com
City: McLean State: VA Zip: 22102
Telephone: Work _____ Fax _____ Mobile _____
571 212 9651

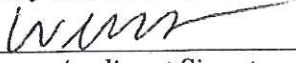
Applicant's Representative: Timothy J. Peters
Street Address: 625 Keezletown Road Email: Tim.peters@cottonwood.com
City: Weyers Cave State: VA Zip: 24486
Telephone: Work 540.271.3613 Fax 540.437.3574 Mobile 540.271.3613

Description of Amendment

Zoning Ordinance Section: Sec 10-3-46 & 10-3-48.4

Proposed Text: Rental of extra parking spaces. Lined spaces must be on hard surface that is already designated as a parking lot. Spaces must not be necessary for the square footage requirements of a given building on the property. This use shall only be allowable on R-3 zoned property that is within a district where the overall makeup of the area is designated for business use.

Certification: I certify that the information contained herein is true and accurate.

Signature: 
Applicant Signature

ITEMS REQUIRED FOR SUBMISSION

☒

Completed Application

☒

Ordinance Text

☐

Letter of description

☒

Fees Paid

☐☐



Department of Planning
and
Community Development
Division of Planning and Zoning



MEMORANDUM

TO: Harrisonburg Planning Commission
FROM: Adam Fletcher, City Planner
RE: November 17, 2009, Comprehensive Plan Worksession
DATE: Friday, November 6, 2009

We will review chapters 10 and 12 during our Comprehensive Plan worksession on Tuesday, November 17th at 7:00 p.m. Please read through these two chapters and let us know next week if you have specific questions regarding particular sections of these chapters. I have already contacted several staff members from other departments and placed them on standby for the evening of November 17th to answer questions. If we need them present at the worksession, we will let them know after our regular meeting.

Chapter 11 was originally planned to be reviewed during the same evening, however, staff realized that there would be a great deal of discussion regarding the Master Transportation Plan, and therefore decided to dedicate an evening entirely to this chapter. At the end of the worksession, we can discuss a date to talk about this chapter.

We have also made the discussed changes to Chapters 7, 8, and 9 that were agreed upon during our last worksession. We can highlight those changes at the meeting.

If you have any questions, let us know.

Chapter 10 Parks & Recreation

Introduction

The City's Parks and Recreation System and all components therein, has a considerable positive effect and influence on Harrisonburg citizen's quality of life, the health and well-being of its citizens, and community economic and environmental sustainability. The City is committed to a well developed Parks and Recreation System by offering diverse and varied activities, including improved health and stress reduction, adult and youth development programs, resource conservation and protection, flood protection, improved air quality, improved aesthetics, revenue generation, and enhanced property values.

Background

The City's commitment to improved parks and an excellent recreation program is demonstrated by its adoption of the Comprehensive Parks and Recreation Master Plan in 2003. This Master Plan describes existing conditions of the parks and recreation system, provides results of a citizen survey, sets standards for future park development and makes recommendations for needed improvements to the system. In addition, Master Plans for two parks have been completed and accepted by the City. These include the Smithland Road Park Master Plan completed in 2004 and the Ralph Sampson Park Master Plan completed in 2008. The reader is referred to the Comprehensive Parks and Recreation Master Plan 2003 for detailed background information that was used to develop this Comprehensive Plan's goals, objectives and strategies. The following summary background information is drawn from the executive summary of the master plan.

Survey of Citizens Recreation Interests

The main objective of the public survey was to obtain information on citizens' patterns of current use, preferences, and desires with the goal of understanding any current and future deficiencies in Parks and Recreation programs and facilities. Other objectives of the study were to discover effectiveness of the City's Parks and Recreation system as a service to the community, to gauge customer satisfaction and to determine the current level of use of City parks. The survey was conducted by telephone calls to 400 randomly selected respondents in each of the five voting precincts. A detailed analysis can be found in the appendix of the Comprehensive Parks and Recreation Master Plan 2003. The data gathered was tabulated and charted to reveal many facets of citizens' use patterns and needs. Some of the notable findings included:

- Approximately 85 percent of Harrisonburg residents use the Parks and Recreation system.
- Overall park use is distributed evenly over each voting precinct.
- Approximately 85 percent of Harrisonburg households rate their satisfaction with the Parks and Recreation system as good to excellent.
- Picnicking, swimming, hiking, biking and running were the activities most participated in by households.
- Soccer, football, golf, softball, baseball, basketball and tennis were the activities second most participated in by households.

- Sixty-five percent of Harrisonburg households visited museums as a leisure activity, 42 percent visited nature and interpretive centers.
- The top most requested improvements were a walking trail, bike trail, better security and activities for different age groups. Thirty percent of households had no suggested improvements to the Parks and Recreation system.
- The top most requested parks or facilities were a skateboard park, water parks and swimming pools, children's sports fields and walking/bike trails. Thirty-one percent of households had no suggested improvements to the Parks and Recreation system.
- The top most requested improvements to existing programs and classes were more variety of hours/scheduling, swimming classes, painting classes and better information of what classes are offered.
- Requests for new programs and activities were very diverse. Twenty-four percent of households had no suggestions for new classes or programs.
- The most desired leisure activities were concerts or music festivals, live theater, arts and crafts events, and sporting activities. Seventy percent of respondents did not know nor had any suggested improvements.
- Purcell, Hillandale, and Westover Parks were the most used parks overall by Harrisonburg households.
- Morrison, Purcell, and Westover Parks were the most frequently visited parks on average.
- Hillandale, Purcell, and Westover Parks were the most evenly used by residents of each of the five voting precincts.

Parks and Recreation Program Needs

The public survey and the comparative analysis of level of use standards revealed several shortfalls and needs for improvements in the Parks and Recreation system. Many of the needs expressed were in the area of athletic fields, walking trails, swimming pools, indoor hard courts and expanded programs for youth activities. A high demand was expressed for soccer and softball/baseball facilities. This was due to intensive use of existing facilities and the popularity of these sports with the general population as well as specific ethnic groups. In an analysis of available park acreage and distribution of parks by neighborhoods and voting precincts it became evident that the population was relatively well served by larger community parks. However, the availability and distribution of neighborhood and mini parks was generally deficient. The east side of the City is the least well served by these types of parks. This area is where much of the expected population growth is speculated to occur.

The following summarizes the major recommendations of the Comprehensive Parks and Recreation Master Plan 2003:

- Purchase or dedicate sufficient land for several new neighborhood parks in the Waterman, Stone Spring, and Simms voting precincts.
- Develop several new mini parks in urban areas around the City.
- Expand and redevelop existing community and neighborhood parks, taking advantage of underutilized spaces.
- Support and develop a City-wide greenway system that includes connections to parks, schools and community facilities.

- Expand the Cecil F. Gilkerson Community Center to include additional hard court space, auxiliary gym, improved site circulation and parking, expanded activity rooms and expanded swimming facilities.
- Provide additional youth athletic fields and programs.
- Provide additional youth programs and activities.
- Expand program staffing, volunteers and hours for programs and classes where appropriate.
- Develop the Smithland road property as a major community and athletic park with amenities for the neighborhood in that area.
- Begin planning and development of a new Community Recreation Center in the southeastern sector of the City. The center should be accessible to the general public by mass transportation as well as by walking and bicycling.
- Provide a conveniently located facility for events and performances.
- Develop several new athletic fields including soccer, football, softball and baseball.

The goal, objectives, and strategies listed below focus on the physical facilities recommendations of the Comprehensive Parks and Recreation Master Plan 2003.

Parks & Recreation Goal, Objectives and Strategies

Goal 8. To meet the recreation needs of every citizen by providing comprehensive leisure opportunities and developing and maintaining a safe, well-distributed park and recreation system.

Objective 8.1 To continue to support and market Harrisonburg's parks and recreation system as a major community benefit and indirect revenue generator by implementing the Comprehensive Recreation and Parks Master Plan 2003.

Strategy 8.1.1 To incorporate by reference into this Comprehensive Plan the recommendations, policies, and proposals of the Comprehensive Recreation and Parks Master Plan 2003.

Strategy 8.1.2 To implement the recommendations of the Comprehensive Recreation and Parks Master Plan 2003 starting with the identified 2003-2005 priorities.

Strategy 8.1.3 To establish and maintain a riparian buffer on the creek banks of Blacks Run in Purcell Park to help protect and clean run-off and ground water going into Blacks Run.

Objective 8.2 To integrate parks and recreation programs fully into the City's environmental programs and policies.

Strategy 8.2.1 To assign Parks and Recreation Department staff to work with the Department of Planning & Community Development and Public Works staff so as to coordinate the department's activities with other City environmental initiatives as recommended under Goal 7.

- Strategy 8.2.2 To include water and air quality improvement measures developed under Objective 7.2 into park plans.
- Strategy 8.2.3 To apply environmental performance standards developed under Objective 7.3 to all park development projects.
- Strategy 8.2.4 To involve the Stream Health Coordinator in establishing water and air quality improvement measures developed under Objective 7.2 into park plans.
- Objective 8.3 To enhance facilities and programs to fully serve the population's diversity of needs.
- Strategy 8.3.1 To serve needs identified in public meetings and in the telephone survey administered during the development of the Comprehensive Recreation and Parks Master Plan 2003.
- Strategy 8.3.2 To develop and implement an ongoing process for evaluating public recreation needs, e.g., through general surveys, user surveys, public input meetings, and task forces.
- Objective 8.4 To develop, to the extent possible, an interconnected, accessible network of park and recreational facilities through development of a greenway system.
- Strategy 8.4.1 To create, to the extent possible, a network of pocket parks or green spaces that connect the City's parks with trails and linear open spaces. The Blacks Run Greenway plan describes such a greenway. Similar greenways are recommended along Cooks Creek and along a Norfolk Southern rail line recommended to be abandoned as described under Transportation Strategy 9.2.2.
- Strategy 8.4.2 To design the greenways not only to provide recreational opportunities, but also to provide riparian habitat, protection from flooding, pollution filtering and visual relief from urban development, to the extent possible.
- Strategy 8.4.3 To preserve the environmental and recreational values of these lands through enlightened conservation practices on City-owned lands and cooperative efforts with private landowners. The latter might include the purchase, acceptance of donation, and acceptance of proffers of land and easements from willing participants.
- Objective 8.5 To commit to providing high quality well distributed parks and recreation facilities.
- Strategy 8.5.1 To implement improvements at existing parks and recreation facilities as recommended in the Comprehensive Recreation and Parks Master Plan 2003, including major improvements as follows:
- expansion of the Cecil F. Gilkerson Community Center

- continue the development of Smithland Road Park property into a major community and athletic park.
 - development of the Smithland Road property into a major community and athletic park.
- Strategy 8.5.2 To plan for and develop a limited number of new parks as recommended in the Comprehensive Recreation and Parks Master Plan 2003, including:

 - neighborhood parks in the Waterman, Stone Spring, and Simms voting precincts
 - several new miniparks in urban areas around the City, including downtown
 - a new community recreation center in the southeastern sector of the City.
- Strategy 8.5.3 To cooperate with the public schools in making school recreation facilities available to the general public, as appropriate.
- Objective 8.6 To enhance the appearance, safety and maintenance of parks and recreation facilities.
- Strategy 8.6.1 To improve security at existing parks by evaluating use patterns, operation hours, visibility and maintenance.
- Strategy 8.6.2 To create a set of specific design guidelines and standards for City parks and facilities addressing landscaping, architectural design, accessibility, safety and crime prevention.
- Strategy 8.6.3 To incorporate ample landscaping in all park development.
- Strategy 8.6.4 To provide high quality maintenance so as to increase the effective use of facilities and maintain an attractive appearance.
- Strategy 8.6.5 To improve security in existing parks by evaluation use pattern, operating hours, visibility and maintenance.
- Strategy 8.6.6 Work in cooperation with Harrisonburg Police Department to establish police patrols and presence and hiring a security firm to monitor parks during peak usage seasons.

Chapter 12

Community Facilities, Services, Safety & Health

Introduction

This chapter deals with the health, safety and welfare issues to which the City must attend. Basic city services and the facilities that support them are often taken for granted by citizens, but are important to take into account when planning the City's future. The City of Harrisonburg has made large capital investments to create a safe and reliable water supply and a wastewater treatment system that are cost effective and environmentally sound. The City has cooperated with Rockingham County to develop a new landfill and is currently updating its Resource Recovery Facility. These efforts as well as programs to encourage recycling ensure that solid waste is handled responsibly. The City is also working on developing and implementing a comprehensive stormwater management program.

Safety and health issues are also addressed here through recommendations for new police and fire facilities and for cooperative programs with local health organizations to inform citizens of health programs and to encourage healthy lifestyles.

Background

Water Supply

The City of Harrisonburg strives to meet its responsibility in providing dependable and reliable water service to its citizens. In doing so, the City owns, operates, and maintains a complete water system from source to customer. Information regarding the City's current water system and plans for meeting future water demand is described in detail in the Plan Background Implementation Supplement and is summarized below.

Water Use: In 2007, the City treated on average a total of 6.75 million gallons per day (MGD) of which 4.61 MGD was sold to in-City customers. The water use data is based on water service to the 7,585 acres of developed land within the City. Water usage will increase as the undeveloped land within the City is built-out. Accordingly, the potential increase in water use was projected based on the build-out of the City for each water user category by using historical usage rates and maximum anticipated usage rates. Based on historical usage rates, build-out of the City could use an additional 3.35 MGD. At the maximum anticipated usage rate, the additional water usage would be 4.46 MGD. Table 12-1 lists the current totals of water usage and shows the projected water usage based on historical and maximum design rates. The projected water capacity needs range from 11.05 to 14.26 MGD for historical rates versus maximum projections, respectively.

Table 12-1. Harrisonburg Total Projected Water Capacity

Category	Zoning	Developed Land			Undeveloped Land				Historical Total	Design Total
		Developed Acreage (1)	2007 Demand (mgd)	Design Demand (2) (mgd)	Undeveloped Acreage (ac)	Historical Rate (3,4) (mgd/ac)	Historical Demand (mgd)	Design Demand (2) (mgd)		
Residential	R1, RP, UR B1, B1C, B2, B2C	2,693	1.32	1.76	520	590	0.31	0.41	1.63	2.16
Commercial	M1, M1C	1,161	1.33	1.77	394	1,787	0.70	0.94	2.03	2.71
Industrial	B2 (Ov), B2C (Ov), R2 (Ov), R3 (Ov)	1,444	0.6	0.80	533	1,849	0.99	1.31	1.59	2.11
Institutional City	R2, R2C, R3, R3C, R4, R6, R7	188	0.54	0.72	14	1,901	0.03	0.04	0.57	0.75
Apartment			0.16	0.21			0.00	0.00	0.16	0.21
City Subtotal		2,059	0.65	0.88	677	1,955	1.33	1.77	1.99	2.65
City Subtotal		7,585	4.61	6.13	2,138		3.95	4.46	7.95	10.59
Rural			0.63	0.84			0.01	0.01	0.64	0.85
Rockingham County (5)			0.17	0.23			0.83	1.10	1.00	1.33
Backwash (6)			0.17	0.17			0.11	0.15	0.28	0.32
Waterloss			1.17	1.17			0	0.00	1.17	1.17
Other Subtotal			2.14	2.40			0.95	1.26	3.09	3.67
Grand Total			6.75	8.54			4.30	5.72	11.05	14.26

Source: Harrisonburg Water System Capacity Evaluation, Public Utilities, 2007

NOTES:

- (1) Acreage data is 2007
- (2) VDH requires treatment and supply facilities to accommodate the peak day demand; typically accepted and validated in Harrisonburg observations at 133 percent (storage, wtp backwash, demand peak, etc.)
- (3) Undeveloped City Non-Industrial assumes 75 percent maximum density and VDH planning criteria
- (4) Undeveloped City Industrial transitions to Commercial; assumes 75 percent maximum density
- (5) Assume County Contract will expand to 1.0 MGD
- (6) Backwash volume = 2.5 percent of water volume treated

Sources of Water: Currently, two sources are available for supplying the City with potable water. These sources consist of surface and/or impoundment withdrawals from the North River and from Rawley Springs. A major project is now underway to upgrade the existing raw water supply line from Rawley Springs and to construct a new raw water supply line from the South Fork of the Shenandoah River to the City's Water Treatment Plant (WTP). These projects, once completed, will significantly enhance the City's water supply. The current available capacity of the City's water supply sources (excluding Silver Lake, a limited resource for only emergency use) is approximately 10.2 MGD. Current available source capacity, without the availability of Switzer Dam during extended drought conditions, is approximately 6.7 MGD. This is below the City's current design demand of 8.54 MGD.

After a new Rawley Springs water supply line is constructed and the Shenandoah River source is brought online, the future long term available capacity of the City's water supply sources—excluding Silver Lake—will be 15.0 MGD through a variety of source options. With justification of demand under permit review, the Shenandoah River could possibly provide for growth in excess of 15.0 MGD.

Treatment: Generally, the City's water supply is good quality; treated water meets or exceeds State regulatory drinking water standards. The current capacity of the City's Water Treatment Plant (WTP) is 15.0 MGD. Although the treatment facility is capable of treating 15.0 MGD, its rating remains at 10.0 MGD until future water supplies become available.

Table 12-2 provides a summary of the City's major water system components and a comparison with current and future system demands.

Table 12-2. Harrisonburg Water System Summary

Source	Current Status (MGD)	Future Status (MGD)
Water Use (demand)	8.54 ⁽¹⁾	14.26 ⁽²⁾
Treatment Capacity ⁽³⁾	10.00	15.00
Source Capacity (normal)	10.2	16.0
Source Capacity (drought)	6.7	16.00

NOTES:

- (1) 2007 design demand.
- (2) Projected average water use. Projected water use using historical usage rates is 11.05 MGD. Projected water use design demand is 14.26 MGD.
- (3) Although the current and future rated capacities of the WTP are 10.00 MGD and 15.00 MGD, respectively, the lower capacities listed above have been added to reflect the consistent average daily output that is expected. The added capacity afforded by the higher figures is used to supply daily peak demands when required and to supplement storage in the system.

As shown above, the City's current water system is capable of meeting or exceeding current system demands. Additionally, once construction of both the Shenandoah River raw water supply line and the replacement of the Rawley Springs raw water supply line are completed, the City's improved water system will be capable of meeting or exceeding future system demands.

Storage and Distribution System: Currently, the City has a total treated water storage capacity of 23.07 million gallons (MG). This storage capacity is provided by 9 storage facilities spread across 10 separate pressure zones (six zones with storage and 4 with no storage). The City owns, operates, and maintains nearly 274 miles of water distribution pipes ranging in size from 1-inch in diameter to 18-inch in diameter. Construction projects involving both expansions and replacements are regularly undertaken to improve water service to City customers. The Department of Public Utilities identifies three areas of concern in the current storage and distribution system:

- The need for an additional storage and booster pump station in the 2nd High Pressure Zone
- The need to upgrade the booster pump station and the storage tank in the Parkview Pressure Zone
- The need to upgrade the transmission pipe and for additional storage capacity in the Dale Enterprise Pressure Zone (Coopers Mountain Area).

Most recently, the City has completed the construction of three water storage facilities in the Low zones totaling 18.3 million gallons of storage.

Wastewater Treatment

A major responsibility of the City is to provide a dependable and reliable wastewater collection, conveyance, and treatment system. Wastewater treatment for the City is provided by the Harrisonburg-Rockingham Regional Sewer Authority (HRRSA).

Sewer Use: In 2007, City sewer use averaged a total of 7.22 million gallons per day (MGD). Records from the last recent non-drought or “wet” year, which occurred in 2004, indicate that the City discharged 8.30 MGD of sewage flow to the HRRSA facility. Predictably, non-drought or “wet” years typically result in increased discharges to the treatment plant primarily due to the impacts of inflow and infiltration (I/I). Historically, the City has incurred from 0.40 MGD to 4.10 MGD of I/I into its collection system.

The current sewer use data is based on sewer service to the 7,585 acres of developed land within the city. Additional sewer use will occur in the undeveloped land as build-out of this land continues. Based upon the historical sewer usage rate, the additional usage at build-out is projected to be 7.60 MGD. The maximum projected design demand is 11.70 MGD. Table 12-3 provides a summary of the City’s sewer system demand.

Table 12-3. Harrisonburg Sewer System Demand Summary

Category	2007 Demand	Projected Demand	Design Demand
	(mgd)	(mgd)	(mgd)
Non-Industrial (1)	2.94	2.36	5.30
Industrial (2)	1.21	0.98	2.19
Rural	0.04	0.01	0.05
Rockingham County (3)	0.06	0.00	0.06
Subtotal	4.26	3.35	7.60
Infiltration and Inflow (I&I) (4)	2.96	0.00	4.10
Grand Total	7.22	3.35	11.70

Source: Harrisonburg Sewer System Capacity Evaluation, Director of Public Utilities, 2007 data.

Notes:

- (1) Undeveloped City Non-Industrial assumes 75 percent maximum density and VDH planning criteria
- (2) Undeveloped City Industrial transitions to Commercial; assumes 75 percent maximum density
- (3) New County contract does not target potential County market
- (4) Harrisonburg 10 year I&I trend shown below; planning recognizes maximum recorded annual I&I.

Treatment: All sewage from customers within the City who are connected to the public wastewater collection system is conveyed to the HRRSA treatment facility in Mount Crawford, Virginia. This modern facility is a technologically advanced wastewater treatment plant (WWTP) that was recently improved to include biological nutrient removal (BNR) for meeting the stringent requirements of the Chesapeake Bay Preservation Act.

The HRRSA WWTP has a current capacity of 16.0 MGD and treats sewage from the City of Harrisonburg, portions of Rockingham County, and the Towns of Bridgewater, Mount Crawford,

and Dayton. Of the current 16.0 MGD capacity, 10.65 MGD are specifically allocated to the City. The City is currently well below its treatment capacity allocation. Additionally, the HRRSA facility is undergoing an expansion project to increase the capacity to 22.0 MGD. This project, scheduled for completion by July 1, 2010, will increase the City's capacity allocation to 12.80 MGD and will meet the City's projected design demand of 11.70 MGD.

Collection: Currently, the City owns, operates, and maintains approximately 201 miles of wastewater collection pipes ranging in size from 3-inch in diameter to 36-inch in diameter. Construction projects involving both expansions and replacements are regularly undertaken to improve sanitary sewer service to city customers. To aid in maintaining its wastewater collection system, the City employs an aggressive inflow and infiltration (I/I) abatement program. City forces regularly inspect the sewers, identify problems, and implement corrective actions on a subsection by subsection basis. As a proactive measure for pending regulations involving sanitary sewer Capacity, Management, Operation and Maintenance (CMOM), the City has recently undertaken a capacity evaluation of its primary interceptors. Results from the evaluation will be used to outline future Capital Improvement Plan (CIP) projects for upgrading system capacities, where necessary.

Stormwater Management

System Description: Approximately two-thirds of the storm water runoff from the City discharges into the Blacks Run watershed. The Sunset Heights Branch watershed receives storm water runoff from the western portion of the City and a small portion of the northwest section of the City drains into the Smith Creek watershed. Both the Sunset Heights Branch and Blacks Run watersheds discharge into Cooks Creek in southern Rockingham County. A loosely connected network of storm water pipes, culverts, inlets, and drainage swales are located throughout the City for providing drainage to low-lying and flood prone areas. According to a 1998 Storm Water Action Plan prepared for the City, the City has a long history of storm water related problems. That plan identified more than 30 different storm water problem areas scattered throughout the City.

Existing Policies and Programs: The City's Department of Planning and Community Development is responsible for review, approval, and enforcement of all new storm drainage and stormwater management designs associated with new developments. The policy and program tools the City uses in this endeavor consist of specific requirements set forth in the State's Erosion and Sediment (E&S) Control Handbook, the State's Stormwater Management Handbook, the City's Design and Construction Standards Manual (DCSM), and the City's Zoning Ordinances with respect to flood plain issues. The City's Department of Public Works is responsible for the physical aspects of operating and maintaining the City's existing storm water system. Principally, this effort involves the routine inspection, cleaning, and maintenance associated with pipes, culverts, inlets, and selected drainage swales as well as making any structural repairs, modifications, or improvements that may be required.

The City of Harrisonburg manages a Stormwater Management Program under the Virginia Pollution Discharge Elimination System (VPDES) General Permit for Stormwater Discharges: Small MS4s. The Permit requires compliance with six minimum control measures:

1. Public Education and Outreach on Stormwater Impacts

2. Public Involvement/Participation
3. Illicit Discharge Detection and Elimination
4. Construction Site Stormwater Runoff Control
5. Post Construction Stormwater Management in New Development and Redevelopment
6. Pollution Prevention/Good Housekeeping for Municipal Operations.

This program is managed by both the Department of Public Works and the Department of Planning and Community Development.

Solid Waste Management

The City of Harrisonburg's Department of Public Works handles solid waste management for the City. The City's integrated program of collection, recycling, resource recovery, landfilling and education is described in detail in the *City of Harrisonburg Solid Waste Management Plan* from 2007. In 2008, to help defray the cost of solid waste collection, disposal, and recycling, the City adopted a Solid Waste Management fee that applies to all residents and commercial businesses in the City.

Collection: Harrisonburg operates a collection program for residential and for some commercial uses within the city. Trash collection is available to all single family dwelling units. The City does not have equipment to handle dumpsters; therefore service to businesses and apartment complexes is limited. This requires businesses and apartment complexes to develop and submit their own Solid Waste Management Program Plan to the Department of Public Works. The Solid Waste Management Plan estimates a per capita solid waste generation rate of 4.3 pounds per day, which excludes industrial waste and construction debris.

Recycling: The City offers a curbside recycling program, participation in which is voluntary. The City estimates that 75 percent of households have requested and received recycling bins. To encourage participation, the City allows participants to co-mingle recyclables. The City sorts and recycles these household materials as well as materials collected from participating businesses, institutions, and industries. The City is currently meeting the State mandated recycling rate of 25 percent. The City's waste generation rate is 4.3 pounds per capita per day, while the daily per capita disposal rate is 3.2 pounds.

Resource Recovery and Incineration: Harrisonburg operates a 200-ton design capacity resource recovery facility located on Driver Drive within the JMU campus. This facility burns mostly commercial and residential solid waste from both the City and County to produce steam. The steam is used in several ways including providing JMU's CISAT campus a source for heating while in the summer the steam powers chillers that provide cooling. The steam is also used to power generators to produce electricity used by HEC during periods of peak demand.

The resource recovery plant was built in 1982 and rebuilt in 2003. The new plant has doubled the design capacity to 200 tons, and meets federal Environmental Protection Agency's Clean Air Act and DEQ's Title V regulations.

A major reason for operating the resource recovery plant is to reduce the community impact to the landfill and to furnish alternative energy to JMU and HEC. One hundred tons of waste is converted to approximately 30 tons of ash, significantly reducing the amount of solid waste deposited in the landfill and lengthening the landfill's life span. The City has plans to explore metal removal and dewatering of ash to further reduce impacts to the landfill.

Disposal in the Sanitary Landfill: The City and Rockingham County share use of the sanitary landfill, which is operated by the County and is located on Grassy Creek Road. The City contributes to capital project expenditures at the landfill. If recycling levels are maintained in conjunction with the newly expanded resource recovery facility, this landfill can be expected to last for about 12 years. The previous City landfill, located on Ramblewood Road, was closed in the mid-1990s and is currently being monitored according to a closure plan approved by DEQ.

The City continues to explore source reduction, reuse, and recycling of all solid waste to reduce contributions to the sanitary landfill and to provide a cleaner, more efficient waste stream to fuel the resource recovery facility. Examples might include a citywide composting program, and a materials recovery facility (MRF) to manage the City's solid waste disposal goals.

Education: The City promotes source reduction, reuse, and recycling of solid waste to the general public and in the schools. Citizens can learn more about the City's recycling center and resource recovery facility by scheduling tours with the Department of Public Works or participating in the Citizen Academy. Brochures and flyers are made available in City buildings and through a number of businesses. The Department of Public Works offers programs in the schools to discourage littering and to promote recycling.

In 2008, the City opened a Household Hazardous Collection facility on Beery Road. Harrisonburg also coordinates an Adopt-a-Street Program and organizes the annual Blacks Run/Downtown Clean-Up Day. As of January 2001, various citizen groups have adopted approximately 50 miles of City streets for regular litter pick-up.

Public Safety

Police Department: The following mission statement captures the overall goals and operational objectives of the Harrisonburg Police Department very effectively:

The mission is to "preserve public peace and order, to protect life and property and to enforce the laws of the United States, Virginia and the City of Harrisonburg."

The Police Department performs the following functions:

- Provides police presence and availability throughout the City on a 24-hour basis
- Responds to reports of criminal events or requests for police service in a timely manner
- Investigates criminal events or potential criminal events by identifying, apprehending and arresting suspects, and then providing evidence and testimony in court
- Maintains responsive contact and communications with victims of crime
- Ensures the orderly and safe flow of traffic and investigates motor vehicle crashes

- Encourages community compliance with laws and participation in public safety through crime prevention and education programs, community relations activities, and in setting examples for the public to follow
- Resolves public or domestic disputes to avoid escalation to violence
- Provides specialized police presence in the public parks and recreation areas
- Develops and maintains pro-active programs directed at crime prevention
- Provides personal services and programs directed at crime prevention among the youth
- Provides a formalized complaint process in order that citizens and police can work together effectively
- Provides community services to the public that aid in accomplishing the police mission

The Department now has four police facilities:

- Public Safety building (Harrison Plaza) at 101 North Main Street
- Three unmanned satellite substations:
 - on Mosby Road
 - at the old Simms School
 - at Valley Mall

The City pays 50 percent of the cost of administering the courts and the Regional Jail, which is managed by the County Sheriff. The City Police Department has a close working relationship with the county Sheriff's office. In addition to sharing the courts and jail, the City allows the County to use our firing range, located on Ramblewood Road, within the City limits.

The Police Department is now headquartered in the ground, 1st, and 2nd floors of the Public Safety building. A small portion of the 4th floor is used for property storage. When the City schools move out of the 4th floor, the Department will need some of this area to expand for increased staffing levels, evidence retention, and other property needs as necessary.

Adequate parking is already a concern at the Public Safety Building. A parking deck, on the west side of the building, would provide more access for employees and the public while enhancing the safety of our fleet of vehicles. The City has allowed test drilling in the area and is pursuing funding for the project.

Fire Department: The Harrisonburg Fire Department's formal mission statement is as follows:

"The mission of the Harrisonburg Fire Department is to serve the public in protecting them from loss of life and damage to property through Fire Prevention and Fire Suppression activities, and to perform such other humanitarian actions as may be necessary to serve our citizens."

The primary functions of this department's mission are:

- To prevent fire through fair and equal Code Enforcement
- To save lives and suppress fire through the most efficient combat tactics
- To be fiscally accountable to the citizens of Harrisonburg
- To provide economical and dependable service to our citizens

- To provide for the professional development and physical fitness of all personnel
- To serve as the City's first line of defense against any type of natural or manmade disaster

Existing Facilities and Services

The Fire Department has four Fire Stations and two other support facilities:

- Station 1 at 80 Maryland Avenue (2 companies)
- Station 2 at 380 Pleasant Valley Road
- Station 3 at 299 Lucy Drive
- Station 4 at 210 East Rock Street
- Administration offices at 101 North Main Street (Harrison Plaza)
- Training Center located at the City shop on Mosby Road

Typical Fire Department response times are 4 to 4 and ½ minutes, although the Park View area has longer response times (5 and ½ to 6 and ½ minutes). A new Fire Station (#5) is planned in the Parkview area. A site under consideration is the former VDOT facility site at Waterman/Chicago Avenues.

Rescue Squad: The Rescue Squad, an all-volunteer organization, is an independent, non-profit corporation that contracts to the City for services, but has a very close and cooperative working relationship with the City. The Rescue Squad and the City entered into an arrangement in which the City provided \$1.6 million of funding for the construction of a new Rescue Squad building on a site purchased by the Rescue Squad on Reservoir Street. The squad moved into this new facility in September 2003.

Community Facilities Services, Safety and Health Goals, Objectives and Strategies

Goal 10. To support a vital city with community facilities, infrastructure and services that are efficient, cost-effective and conserving of resources.

Objective 10.1 To continue to provide high quality public water service.

- Strategy 10.1.1 To construct needed water supply, treatment, storage, and pressure improvements, including:
- Upgrade of raw water supply and treatment capacity to 15.0 MGD
 - Covering of open distribution system reservoirs
 - Additional storage and booster pump station in the 2nd High Pressure Zone
 - Storage tank and upgrade of booster pump station in the Parkview Pressure Zone
 - Additional storage and upgrade of transmission pipe in the Dale Enterprise Pressure Zone
- Strategy 10.1.2 To continue the development of operation and maintenance programs that emphasize repair, protection, ISO fire flow delivery, system reliability, water quality, and water loss reduction.

Objective 10.2 To continue to provide dependable, environmentally sound, sanitary sewer service.

- Strategy 10.2.1 To continue the City's wastewater system repair and maintenance programs that emphasize repair, preventive action, and reliability.
- Strategy 10.2.2 To continue the City's abatement program addressing infiltration and inflow to the wastewater collection system.
- Strategy 10.2.3 To continue the City's interceptor improvement program.
- Strategy 10.2.4 To continue the support of the Harrisonburg-Rockingham Regional Sewer Authority to meet voluntary and other goals for nutrient reduction to the Chesapeake Bay.

Objective 10.3 To continue to manage the MS4 Phase II stormwater management program improvements, as required by the Environmental Protection Agency and the Virginia Department of Conservation & Recreation, in order to improve the quality of stormwater runoff.

- Strategy 10.3.1 To continue a public education and outreach program regarding the impacts of storm water discharges on streams.
- Strategy 10.3.2 To encourage citizen participation and involvement in all aspects of the City's storm water management program.
- Strategy 10.3.3 To detect and eliminate illicit discharges to the storm water system.
- Strategy 10.3.4 To continue enforcement of the City's erosion and sediment control program.
- Strategy 10.3.5 To enforce the requirements for and maintenance of storm water quality improvements in new and redevelopment construction.
- Strategy 10.3.6 To maintain and improve programs to prevent pollution and practice good housekeeping in municipal operations.

Objective 10.4 To continue an integrated approach for handling and disposal of solid waste.

- Strategy 10.4.1 To promote recycling through:
 - Continued and expanded public education campaigns
 - Adoption of regulations requiring businesses to sort their recyclable solid waste and make it available for collection
 - Giving City purchasing preference to recycled paper
- Strategy 10.4.2 To study the incoming solid waste stream in more detail so as to develop cost-effective waste collection and disposal programs.
- Strategy 10.4.3 To adopt reduction, reuse and recycling reporting legislation.
- Strategy 10.4.4 To further reduce contributions and impacts to sanitary landfills.
- Strategy 10.4.5 To document all known solid waste disposal facilities in Harrisonburg and maintain archival records of same.

Objective 10.5 To involve citizens and businesses in the conservation of resources to assist in maintaining cost-effective public service delivery.

Strategy 10.5.1 To review the potential for voluntary citizen and business involvement in public service delivery in such areas as recycling, water conservation, storm water pollution reduction, neighborhood watch, rescue squad participation, emergency preparedness.

Strategy 10.5.2 To develop programs to recruit and manage citizen and business volunteers in community service.

Objective 10.6 To monitor the effectiveness and efficiency of service delivery so that changes can be made as needed.

Strategy 10.6.1 To perform periodic studies of the adequacy, quality and efficiency of City service delivery, including potential needs for: additional water supply sources, water and wastewater treatment expansions, new or expanded landfill space, expanded recycling options, and resource recovery plant efficiency.

Goal 11. To ensure the public safety and encourage the provision of excellent health services for all people.

Objective 11.1 To coordinate and plan for increased emergency preparedness in the face of new national threats.

Strategy 11.1.1 In cooperation with federal, state, other local law enforcement and emergency preparedness agencies, and Rockingham Memorial Hospital, provide for continual maintenance and updating of the City's local Emergency Operations Plan.

Objective 11.2 To assist local health organizations and groups in efforts to achieve the Healthy People 2010 Goals, a program of the Federal Department of Health and Human Services.

Strategy 11.2.1 To cooperate with health providers and groups in hosting events to promote healthy life-styles and provide information about community health services (e.g., health fairs, fitness walks and runs, healthy lifestyles promotional campaigns, etc.)

Objective 11.3 To support the city police and fire departments and the volunteer rescue squad with well located and designed facilities that support their missions.

Strategy 11.3.1 To provide a new police substation in the northwest quadrant of the City.

Strategy 11.3.2 To provide a new fire station in the northwest quadrant of the City.